

# Shepley Industrial Estate North Manchester

Available to let  
Warehouse  
5,722 sq ft

Demised yard



On-site parking



Loading doors



Close to M60 and M67



Refurbished units available



CCTV on site



# Shepley Industrial Estate North

Shepley Industrial Estate North Audenshaw Manchester M34 5DR



## Description

Shepley Industrial Estate offers a range of industrial and warehouse units, some of which have been comprehensively refurbished.

The units are available in a range of sizes and provide clear open space production or warehousing space with loading doors and ancillary facilities. The eaves heights range from 5 to 6 m. Office accommodation is also available in some units and there is an enclosed rear yard and an on-site café nearby.

## Location

Direct access into Manchester City Centre within 20 minutes via A57. A6017 provides quick access to M60 orbital motorway, servicing Greater Manchester and linking to the wider national motorway network.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 13	Warehouse	5,722	Immediately	£3,934 PCM
Total		5,722		

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