

Wardley Industrial Estate Manchester

Available to Let
Warehouse

6,516 - 21,153 sq ft (635 - 1,965 sq m)



LED lighting



Three-phase electricity



5.5 m eaves height



Office/amenity block



New roof



Refurbished





M60

A580

2

1

3

4

5

Wardley Industrial Estate

6

Priestley Road

- 1 Ready Steady Store
- 2 Wilkinson Star
- 3 Royal Mail
- 4 Amazon
- 5 Stax Trade Centres
- 6 Online Home shop

Wardley Industrial Estate

Priestley Road, Manchester, M28 2NY



Description

Wardley Industrial Estate offers light industrial warehouse units of concrete and steel frame construction, with brick and steel profile clad elevations, and single pitched roofs. The properties benefit from integral office/amenity blocks and a secure yard to the front elevations for vehicular access and parking.

The units are subject to an extensive refurbishment programme.

Location

Wardley Point is located at Fallons Road which links with the main estate road, Holloway Drive, through Wardley Industrial Estate.

The estate provides immediate access to the A580 East Lancashire Road and is within 1 mile of the intersection of the M61 and M62 motorways and within 2 miles of junction 13 of the M60 orbital motorway.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

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

Viewing / Further Information

Please contact:

Mileway

Tristan Boulter
northwest@mileway.com
01925 358160

B8
01925 320 520
www.b8re.com

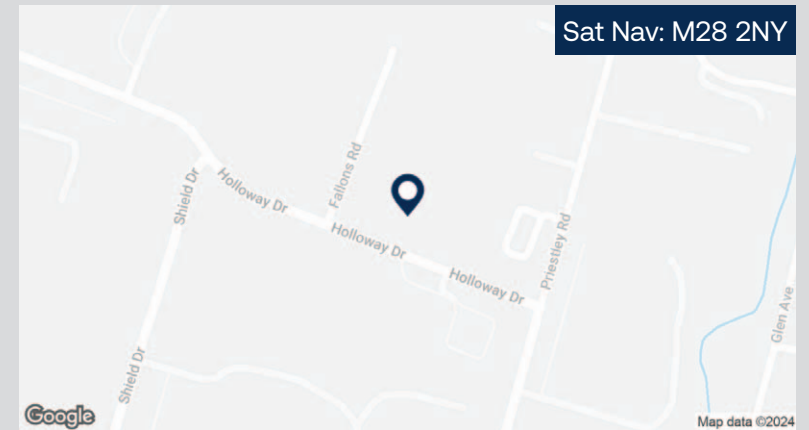
Anthony Mellor
anthony@b8re.com
07794 757939

savills

Jonathan Williams
jonathan.williams@savills.com
07870 183405

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Accommodation:

Unit	Property Type	Size (sq m)	Size (sq m)	Availability
Unit B5	Warehouse	7,804	725.02	Under Offer
Unit D4	Warehouse	6,516	605.36	Immediately
Unit D7	Warehouse	6,833	634.81	Immediately
Total		21,153	1,965.19	

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