



Shepley Industrial Estate North, Shepley Road, Audenshaw, Manchester, M34 5DW

New Industrial/Warehouse Units
5,780 sq ft. – 32,000 sq. ft.

- One mile from Junction 23 of the M60
- Completion due August 2026
- New high-quality units
- First floor offices provided

Summary:

Available Size	5,780 to 32,001 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description:

The scheme will provide a total of 5 brand new industrial/warehouse units constructed to the highest standards including EPC rating A. Each unit will benefit from an eaves height of 7m and be accessed via a full height electrically operated roller shutter loading door.

First floor offices will be provided together with staff amenity areas.

Location:

The property is situated adjacent to the well-established Shepley Industrial Estate with access via the A6017. Access to Junction 23 of the M60 motorway is approximately 1 mile from the site.

Accommodation:

The accommodation comprises the following areas:

Unit	sq ft	sq m	Availability
Unit - 1	8,805	818.01	Available
Unit - 2	5,780	536.98	Available
Unit - 3	5,791	538	Available
Unit - 4	5,791	538	Available
Unit - 5	5,834	542	Available
Total	32,001	2,972.99	

Specification:

- Eaves height 7m
- 3 Phase power
- Electric roller shutter loading doors
- First floor offices
- All amenities provided

Lease:

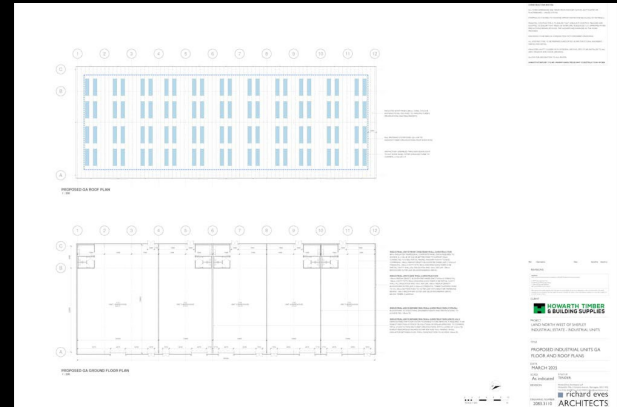
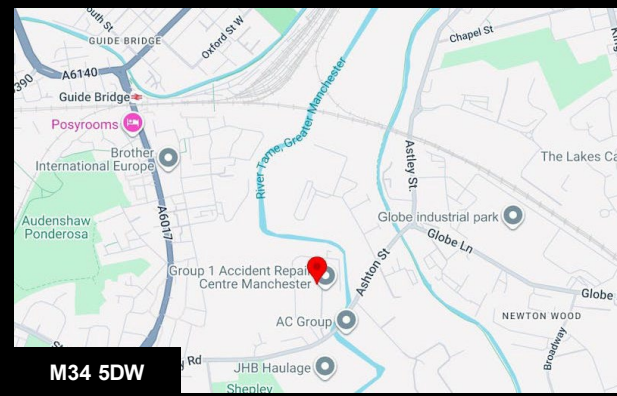
The units are available on new full repairing and insuring leases on term to be agreed.

Legal Costs:

Each party to be responsible for their own legal costs involved in the transaction.

VAT:

VAT is applicable and will be charged at the prevailing rate.



Viewing & Further Information

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