

TO LET

HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT



WARDLEY
INDUSTRIAL ESTATE



UNIT 17 & 18

12,195 Sq Ft

(1,133 Sq M)

- 5m eaves
- 2 x Electric Roller shutter doors
- Dedicated yard and parking
- Single story offices with kitchen



WARDLEY
INDUSTRIAL ESTATE,
WORSLEY, M28 2LA

0161 375 6000

www.b8re.com

B8
REAL ESTATE



LOCATION

The property is located on Shield Drive on the popular Wardley Industrial Estate which is located directly off the East Lancashire Road (A580) and less than 1 mile from junctions 14 and 15 of the M60 Manchester Orbital. Manchester City Centre is located approximately 5 miles to the South East.

SPECIFICATION

The unit is situated within Wardley Industrial Estate and comprises of two units which have been combined to provide one end of terrace, open plan warehouse with offices.

The property benefits from the following specification:

- 5m eaves
- 2 x Electric roller shutter doors
- Dedicated yard and parking
- Single story offices with kitchen

ACCOMMODATION

The unit comprises of 12,195 Sq Ft (1,133 Sq M).

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority regarding business rates.

EPC

An EPC is available upon request.



LEGAL COSTS

Each party to bear their own legal costs in relation to this transaction.

VIEWINGS

Strictly via appointment with the sole agents, B8 Real Estate

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