

Mileway

Northbank Industrial Estate Manchester

Available to Let
Warehouse
16,256 sq ft

Established industrial location



6m Eaves height



Gated Entrance



Level access loading doors



Secure yard



New Roof



Northbank Industrial Estate

Midway, Gilchrist Road, Northbank Industrial Estate, Irlam Manchester M44 5AY



Description

Unit D2 is a premium industrial facility featuring a robust steel portal frame construction. It includes a secure yard, a 6 metre eaves height, a concrete floor, 120 KVA and a new roof. The unit is equipped with level access loading doors and offers private access with a gated entrance.

Location

Unit D2 occupies a prominent position on Northbank Industrial Estate, an established manufacturing and distribution location situated 'midway' between Manchester and Warrington. The estate is strategically located in the centre of the North West motorway network and is accessed via the new Irlam/Cadishead bypass leading to junction 11 of the M60 motorway (3 miles) and the A57 Liverpool Road leading to junction 21 of the M6 motorway (4 miles).

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:

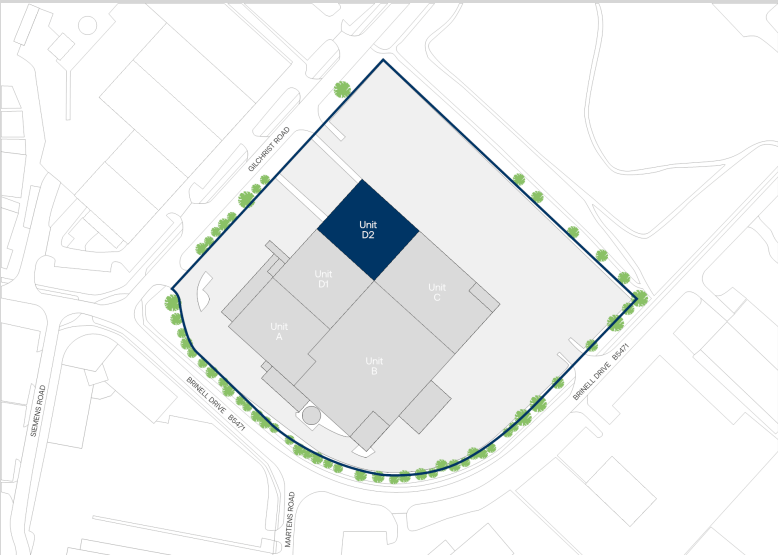
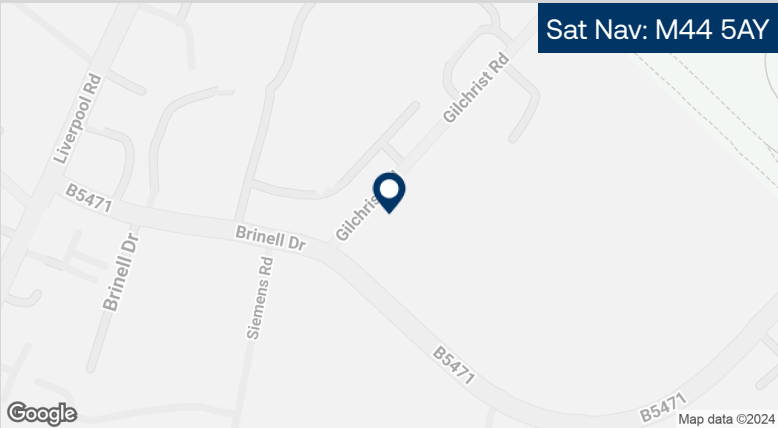
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit D2	Warehouse	16,256	Immediately
Total		16,256	

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