



**A57 NORTHBANK IRLAM
M44 5BP**

JUNCTION 11 M60 JUNCTION 21 M6

www.espritirlam.co.uk

**TO LET / FOR SALE
NEW HIGH SPECIFICATION
WAREHOUSE / INDUSTRIAL
UNITS**

**40,638 and 65,604 sq ft
(3,775 and 6,095 sq m)**

ENTER ►

**UNIT 2
65,604 SQ FT**

**UNIT 1
40,638 SQ FT**



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HOME SITUATION ACCOMMODATION UNIT 1 UNIT 2 LOCATION CONTACT < >





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HOME SITUATION **ACCOMMODATION** UNIT 1 UNIT 2 LOCATION CONTACT < >

esprit comprises two new high quality detached industrial / warehouse units with ancillary offices, substantial yard areas and car parking.



10m to
underside
of haunch



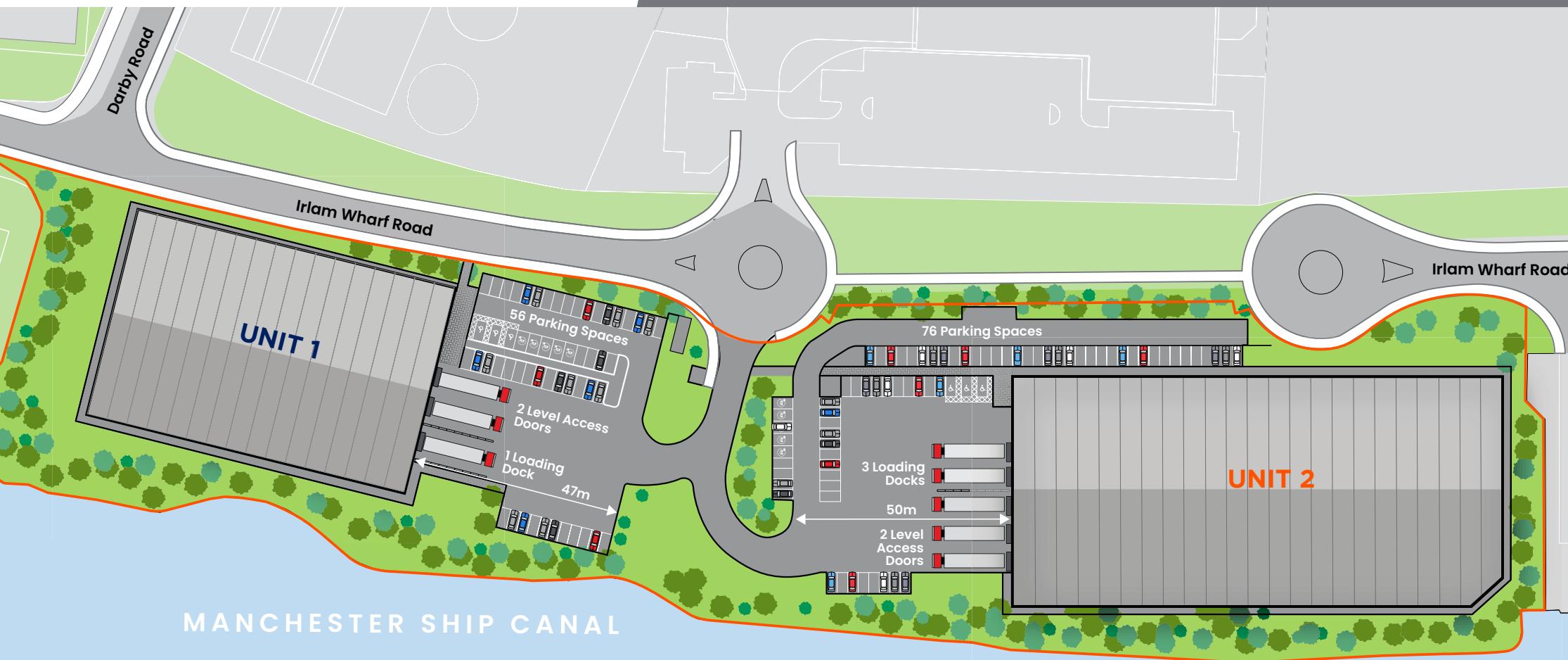
Separate
car parking



First floor
office
accommodation



Secure
yard





	sq ft	sq m
Warehouse	36,808	3,420
First Floor Office	2,577	239
Ground Floor Amenities / Reception	1,254	116
Total	40,638	3,775



47m
yard
depth



250 KVA
power
supply



1 dock and
2 level access
loading doors



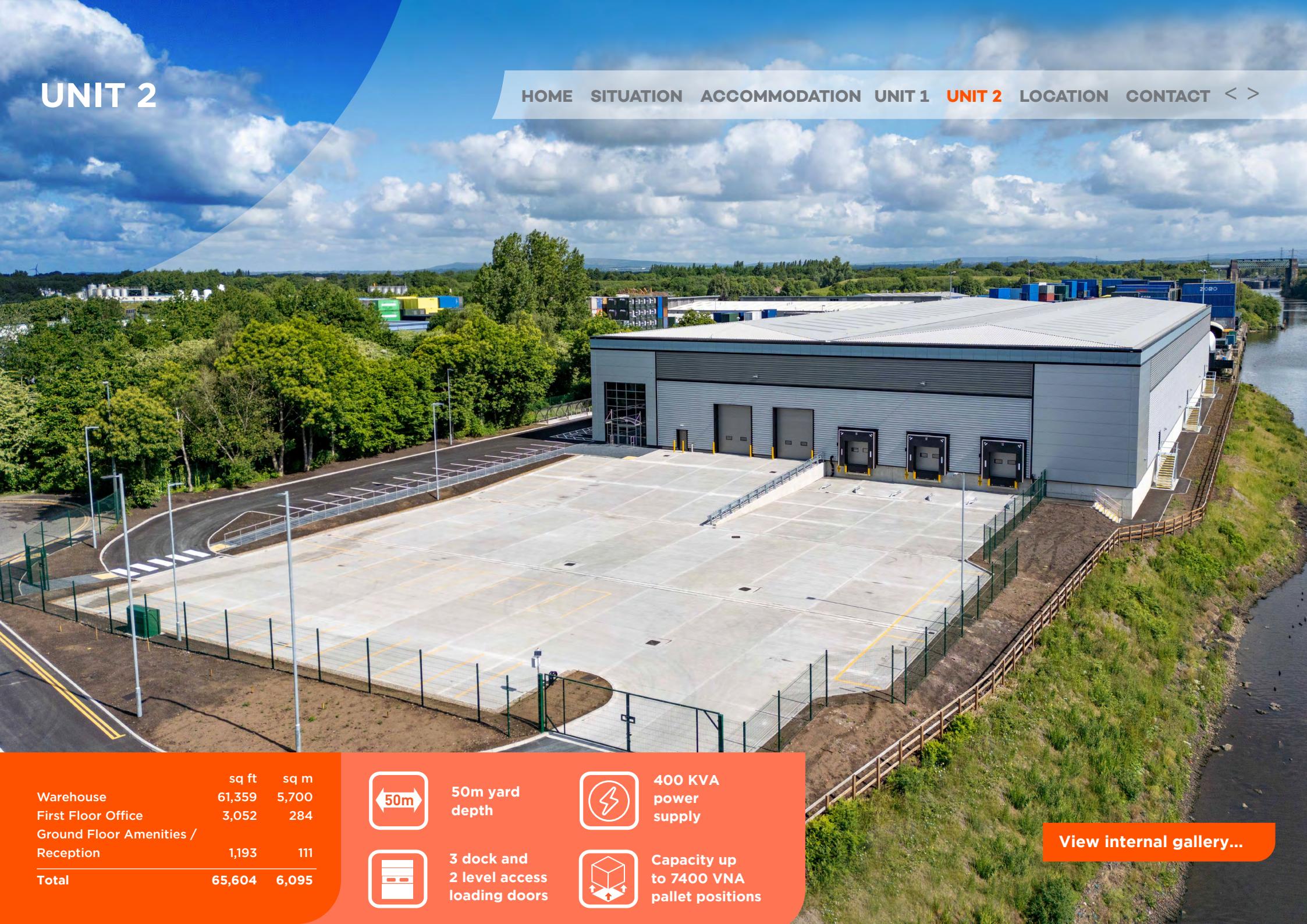
Capacity up
to 4700 VNA
pallet positions

[View internal gallery...](#)

UNIT 1

HOME SITUATION ACCOMMODATION **UNIT 1** UNIT 2 LOCATION CONTACT < >





	sq ft	sq m
Warehouse	61,359	5,700
First Floor Office	3,052	284
Ground Floor Amenities / Reception	1,193	111
Total	65,604	6,095



50m yard depth



400 KVA power supply



3 dock and 2 level access loading doors

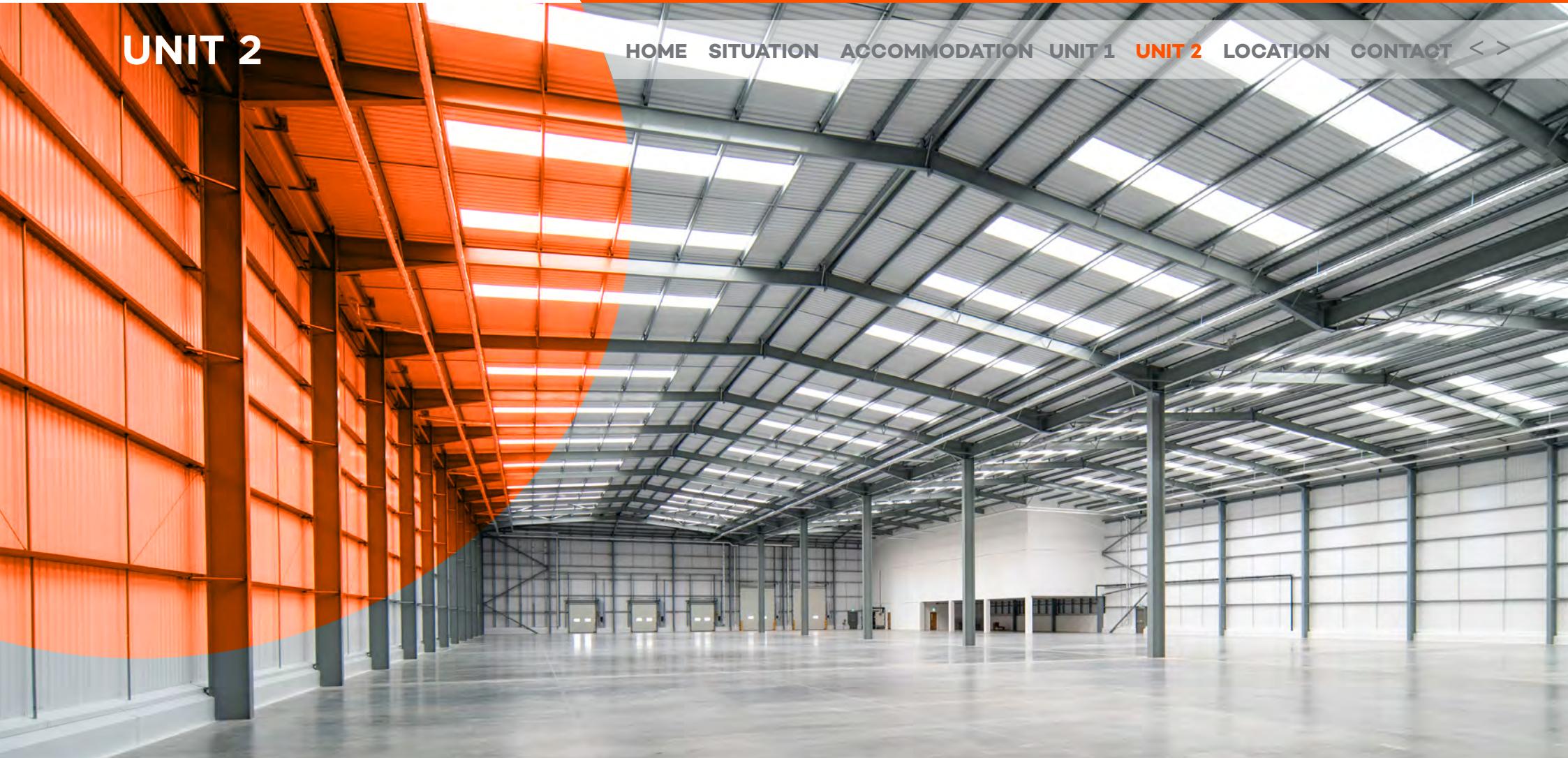


Capacity up to 7400 VNA pallet positions

[View internal gallery...](#)

UNIT 2

HOME SITUATION ACCOMMODATION UNIT 1 **UNIT 2** LOCATION CONTACT < >





M6 Junction 21
4.8 miles / 8 mins
M60 Junction 11
4.2 miles / 9 mins



Manchester Airport
20 mins
Liverpool Airport 45 mins



Irlam to Manchester
28 mins
Irlam to Warrington
14 mins

esprit is located on Northbank Industrial Park, one of the North West's premier industrial locations. Access into and within the estate is excellent with both the M6 and M60 motorways minutes away. Manchester Airport is located just a 20 minute drive away.

esprit is situated in a prominent position on Irlam Wharf Road off the A57, Cadishead Way. The nearby Salford Gateway development area will provide a multimodal freight interchange together with retail and leisure facilities including the new Salford City Stadium.



WHAT3WORDS
sheds.sleeping.peroxide



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HOME SITUATION ACCOMMODATION UNIT 1 UNIT 2 LOCATION **CONTACT** < >

TENURE

Units are available on a new lease or to purchase. Terms on application.

VAT

VAT will be applicable.

LEGAL COSTS

Each party to bear their own legal costs associated with the transaction.

CONTACT

For further information please contact the joint agents.

A DEVELOPMENT BY

MARSHALL

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