

WARDLEY INDUSTRIAL ESTATE

PRIESTLEY ROAD ▲ MANCHESTER ▲ M28 2LY ▲ ///EATING.SMART.ROCKET



5.5m
Eaves Height

Three-phase
Electricity Supply

Office / Amenity
Block

Newly Refurbished &
New Roof

WAREHOUSE / INDUSTRIAL UNITS
5,520 SQ FT - TO LET

WARDLEY INDUSTRIAL ESTATE

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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 have recently undergone an extensive refurbishment.

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.

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Unit B2	Sq Ft	Sq M
Warehouse	4,979	463
Office	541	50
Total	5,520	513



LED Lighting



Three-phase Electricity



Office / Amenity Block



5.5m Eaves Height



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