

**Site B, Intec House, Priestley Road,
Wardley Industrial Estate, Manchester, M28 2LX**

B8
0161 375 6000
www.b8re.com

TO LET

29,663 sq ft (2,755 sq m)



INDUSTRIAL / WAREHOUSE UNIT

LOCATION

The unit is located just off Priestley Road, within Wardley Industrial Estate.

Wardley Industrial Estate is a well-established estate which offers light industrial warehousing units. 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.

DESCRIPTION

The unit benefits from the following specification:

- Eaves height of c.5.5m to the higher warehouse bays
- Level Access Loading Doors
- Three Phase electricity—up to 450 KVA
- Gas Supply
- LED warehouse lighting
- High quality two storey offices including canteen / amenity facilities
- Loading / unloading yard





TERMS

Available on a new Full Repairing and Insuring lease. Terms to be agreed. Price on application.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

VAT

VAT will be payable at the prevailing rate.

EPC

Available on request.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

Anthony Mellor

T: 01925 320 520 | M: 07794 757939

anthony@b8re.com

B8
0151 675 5000
www.b8re.com

PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate, for themselves and the property's Vendors or Lessors, state that these particulars do not form part of any offer or contract. All information is believed to be correct at the time of publication but may change and should not be relied upon as statements of fact. Prospective purchasers or tenants must verify all details, including dimensions, condition, permissions, and VAT, independently. Plant, machinery, services, and fittings listed have not been tested and carry no warranty. Neither the Vendors, Lessors, nor B8 Real Estate or their employees have authority to make any representation or warranty regarding the property.