

**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)

M28 2LX



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:

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