

Northbank Industrial Estate

Midway, Gilchrist Road, Northbank Industrial Estate, Irlam Manchester M44 5AY
Warehouse | 17,072 ft²



Established industrial location



6m Eaves height



Gated Entrance



Level access loading doors



Secure yard

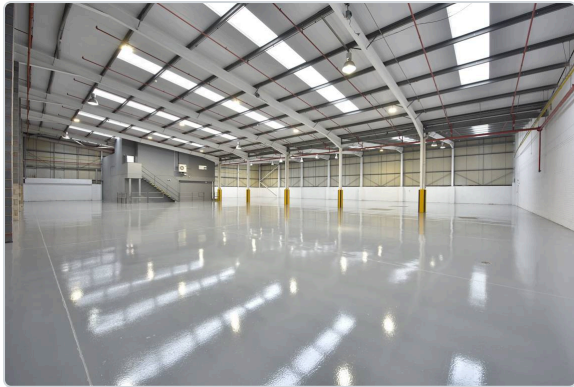


Recently Refurbished

Available to Let

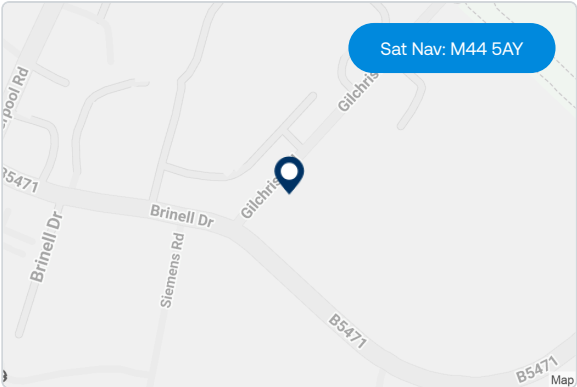
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Description

Unit D1 is a premium industrial facility, recently refurbished, featuring a robust steel portal frame construction. It includes a secure yard, a 6 metre eaves height, a concrete floor and integral offices. The unit is equipped with level access loading doors and offers private access with a gated entrance. "Photographs are indicative of condition"



Location

Unit D1 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/Cadishhead 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).

Further information

EPC	Terms	Legal costs
Unit D1: B	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.

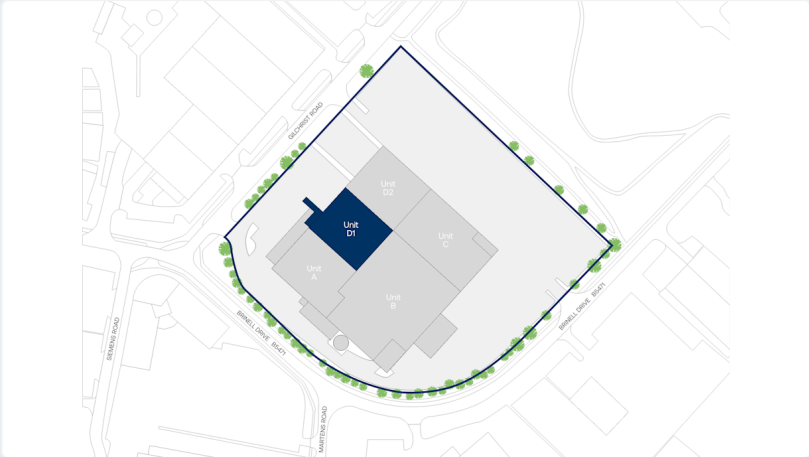
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit D1 (warehouse)	Warehouse	17,072	Immediately
Total		17,072	

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