

Bessemer Road, Irlam, Manchester M44 5BF



FOR SALE

**Preliminary Announcement
36,282 SQ FT (3,370.75 SQ M)**



INDUSTRIAL/WAREHOUSE UNIT ON A SITE OF 3.8 ACRES

LOCATION

The facility is located on the Northbank Industrial Estate, a well-established estate for logistics and manufacturing users. The Irlam area over the past 15 years has been recognised as a key employment location.

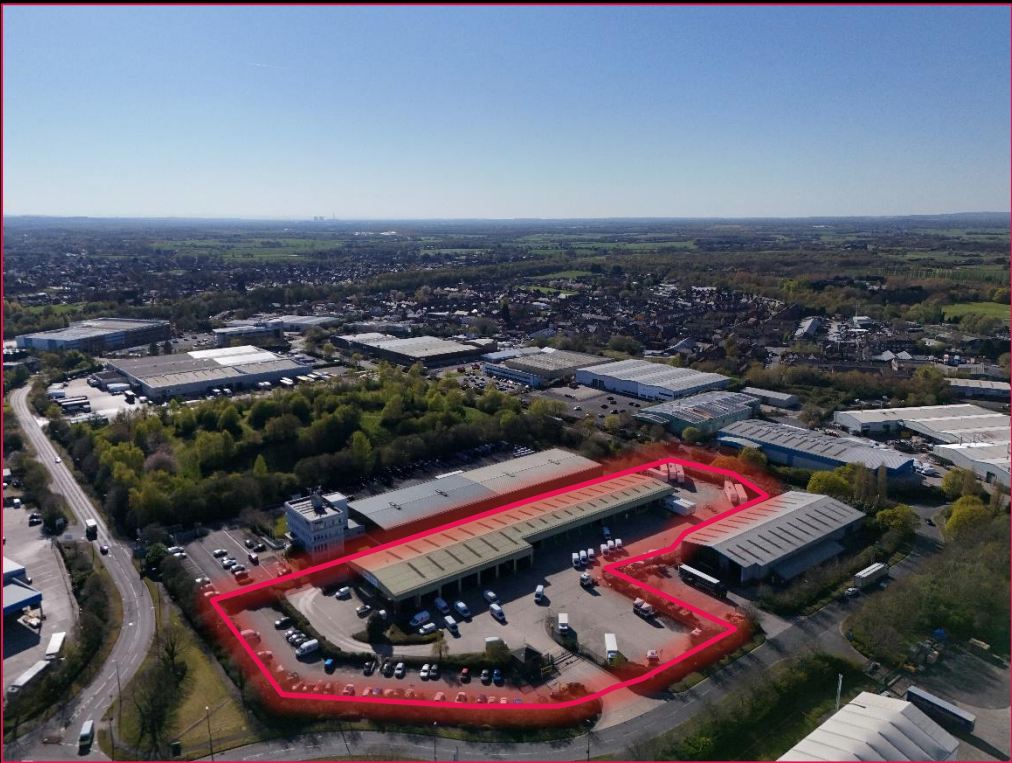
The principal access for this unit is via the A57 Cadishead Way providing direct access to J11 of the M60 to the east and J21 of the M6 to the west.

The A57/M60 has seen recent infrastructure improvements allowing easier access to the motorway and directly into Trafford Park.

DESCRIPTION

The property is purpose built DPD parcel delivery depot benefitting from the following specification;

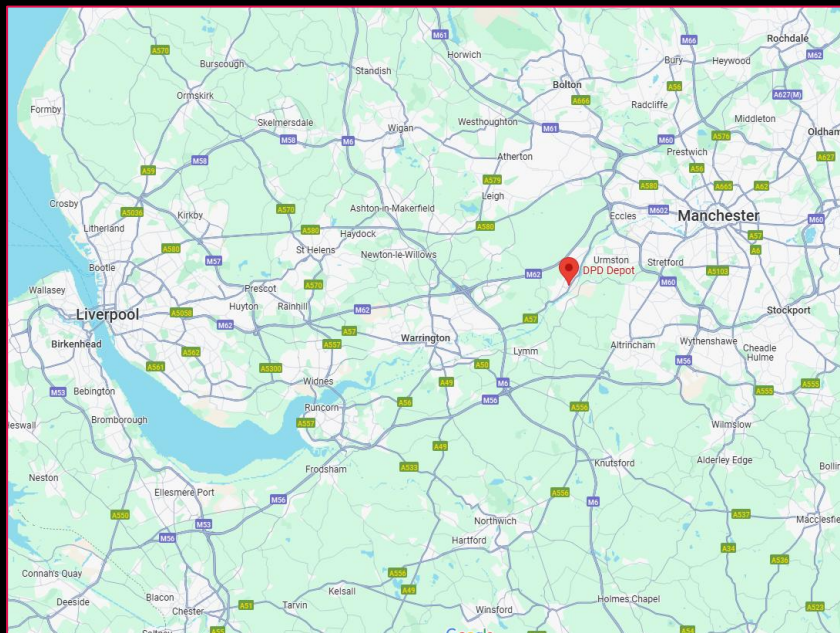
- Single bay steel portal frame construction
- 6m minimum working height / 7 m to eaves
- LED Lighting throughout the warehouse
- 10% translucent roof lights
- Ground and first floor office space
- Ambi-rad heaters
- 34 level access doors across two elevations along with 3 dock level loading doors
- Fully secure site with electric gates
- Separate car park to the yard
- Separate staff canteen/gatehouse
- 360-degree circulation around the warehouse
- A site coverage of 21.91% on 3.8 acres



ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	2,978.8	31,741
GROUND AND FIRST FLOOR OFFICE ACCOMMODATION	396.94	4,326
GATEHOUSE	25	269
<u>TOTAL</u>	<u>3,370.75</u>	<u>36,282</u>

Total site area of 3.8 acres



PRICE

Available upon request

TENURE

Freehold

EPC

The property has an EPC rating of B.
This can be made available upon request

LEGAL COSTS

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

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

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