

# NorthCap FOR SALE

Ultra-low site density value-add industrial  
opportunity in a prime urban location

## Irlam Industrial Estate

Manchester | M44 5AZ

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# FOR SALE

Ultra-low site density value-add industrial opportunity in a prime urban location

- Established multi-let industrial investment opportunity with **10.7% site density**, located in a strong Greater Manchester conurbation.
- Fully let to a range of regional and local covenants with a **WAULT of 1.53 years**, offering near term repositioning potential.
- Global rent passing of £223,202 per annum equates to £6.17 per sq ft over existing units and £58,323 per acre over open storage plots.
- **78% of the income does not benefit from '54 Act protection.**
- **Excellent location** opposite Northbank Industrial Estate; Irlam's prime commercial pitch.
- Prominent 3.92 acre **freehold** site with strong road and rail connectivity.

Offers sought in excess of **£2,750,000** (Two Million, Seven Hundred and Fifty thousand pounds) reflecting a **Net Initial Yield of 7.63%** after purchaser's costs of 6.42% and a site value of £700k per acre, **which is fully-supported by local industrial land values**

# Irlam Industrial Estate

The subject property benefits from excellent connectivity to Manchester city centre and the wider North West region, being situated within 3 miles of junction 11 of the M60 at Eccles.

The site lies directly adjacent to Northbank Industrial Estate and within a 15 minute drivetime of Trafford Park

LOCATION



M44 5AZ

Northbank Industrial Estate



Liverpool Road

Irlam Train Station

The property is let in accordance with the schedule below. Open storage plots are shaded light blue. The income profile equates to £6.17 per sq ft average over the existing units and £58,323 per annum average over the storage plots. WAULTC is 1.53 years.

Unit No.	Tenancy	Tenant	GIA / Acreage	£ pa	£ psf / acre	Lease Start	Term	Break Option	Lease Expiry	EPC Rating	54 Act Protection (YES/No)
Unit 1-3	Lease	Joel Cope t/a Copes Properties	4610	£18,000.00	£3.90	31/07/2024	3	N/A	30/07/2027	D	No
Unit 4 and Yardage	Lease	Dowdson Garage Ltd.	1540	£14,040.00	£9.12	27/02/2026	15 Months	N/A	26/05/2027	D	Yes
Unit 5 and 10b	Lease	Tranzweld Plant Limited	1420	£18,600.00	£13.10	31/01/2026	1	N/A	30/01/2027	D	No
Unit 6-6a	Lease	Martin Plant Limited	0.05	£11,520.00	£230,400.00	18/02/2026	2	N/A	17/02/2028	B	No
Unit 7	Lease	Kenneth Sloan t/a WaxNAway	2255	£11,520.00	£5.11	28/01/2026	1	N/A	27/01/2027	C	No
Unit 8	Lease	J&K Garage Limited	1610	£8,640.00	£5.37	02/02/2026	2	N/A	01/02/2028	B	No
Unit 9	Lease	Anthony Anglin t/a City Natural Quartz	1590	£8,352.00	£5.25	22/09/2025	2	N/A	21/09/2027	B	No
Unit 10	Licence	Michael Heaton t/a Kustom Props	2045	£7,800.00	£3.81	27/02/2026	6 months	N/A	28/08/2026	B	No
Unit 10a	Lease	Alan John Sherwood	0.027	£3,640.00	£134,814.81	13/02/2026	2	N/A	12/02/2028	B	No
Unit 11 and Unit 11a	Lease	Cheshire Granulating Services Limited	0.164	£17,700.00	£107,926.83	17/03/2026	2	N/A	16/03/2028	C	No
Unit 11b	Lease	W&G Car and Commercial Resprays	0.033	£3,000.00	£90,909.09	30/01/2026	18 Months	N/A	29/09/2027	N/A	No
Unit 12a	Lease	Riley Lifting Services Ltd.	0.061	£3,720.00	£60,983.61	05/03/2026	18 Months	N/A	04/11/2027	N/A	No
Unit 12b	Lease	Nicholas Fabrications Ltd.	0.091	£4,800.00	£52,747.25	17/03/2026	2	N/A	16/03/2028	N/A	No
Unit 12c	Lease	Titan Security Fencing Limited	0.075	£5,100.00	£68,000.00	20/02/2026	2	N/A	19/02/2028	N/A	No
Unit 13a (Referred to as Unit 12 in lease)	Lease	A.Ashburner	0.046	£7,800.00	£169,565.22	07/11/2025	1	N/A	06/11/2026	C	No
Unit 13b	Lease	Michael Bird	0.167	£9,600.00	£57,485.03	12/02/2026	2	N/A	11/02/2028	N/A	No
Unit 14/15	Lease	Revolution Tyres Limited	0.16	£8,320.00	£52,000.00	18/12/2025	2	N/A	17/12/2027	N/A	No
Unit 16	Lease	Nelson Construction Ltd.	0.111	£4,800.00	£43,243.24	30/04/2025	2	N/A	29/04/2027	N/A	Yes
Unit 17-19	Lease	Manchester Skip Hire Limited	0.526	£17,080.00	£32,471.48	28/06/2022	6	N/A	27/06/2028	N/A	Yes
Unit 20/20a	Lease	G. Wright and Sons Ltd	1270	£11,960.00	£9.42	15/12/2023	4	N/A	14/12/2027	C	Yes
Unit 21	Lease	Gareth Isherwood	1045	£6,960.00	£6.66	27/02/2026	2	N/A	26/02/2028	C	No
Unit 22	Lease	Steven Smith	1045	£7,800.00	£7.46	11/02/2026	2	N/A	10/02/2028	C	No
Yardage	Lease	Crest Scaffolding Ltd.	0.357	£12,000.00	£33,613.45	17/03/2026	2	N/A	16/03/2028	N/A	No
Yardage	Licence	Irlam DIY Ltd.	0.01	£450.00	£45,000.00	10/02/2026	6 months	N/A	09/08/2026	N/A	No
<b>TOTAL</b>				<b>£223,202.00</b>							

TENANCIES



## VAT

It is envisaged that the transaction will be treated as a Transfer of a Going Concern (TOGC) for VAT purposes.

## ANTI-MONEY LAUNDERING

To complete with AML regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

## CONTACT

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## PROPOSAL

Offers sought in excess of **£2,750,000 (Two Million, Seven Hundred and Fifty Thousand pounds)** subject to contract and exclusive of VAT.

A purchase at this level reflects a **Net Initial Yield of 7.63%** assuming purchaser's costs of 6.42%.

MISREPRESENTATION ACT These particulars do not constitute an offer or contract. These are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. March 2026