

**Unit 1 Excalibur Way  
Northbank Industrial Estate  
Irlam  
M44 5DL**

**B8**

**0161 375 6000**  
www.b8re.com

**TO LET**

**M44 5DL**



**5,642 SQ FT (524.16 sq m)**

## LOCATION

This property is well located on Northbank Industrial Estate, which is a well-established estate for manufacturing and distribution. It being positioned between Manchester and Warrington, it offers strategic advantages for logistics and operations, due to excellent connectivity across the North-West motorway network. Excalibur Way is accessed directly from the Irlam/Cadishead Bypass which allows for direct access onto Junction 11 of the M60 Motorway and to Junction 21 of the M6 motorway via the A57.

## DESCRIPTION

The property is constructed using a steel portal frame and provides a total floor area of 5,569 sq ft. It is a semi-detached unit benefiting from a sizeable, secure shared yard. The accommodation also includes integral office space, kitchen facilities, and male and female W/Cs.

- Eaves height of 6.2m
- Electric Roller Shutter
- Mezzanine Storage
- Secure facility
- Kitchen facilities
- Male & Female W/C facilities
- Integral offices

## ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
Warehouse	4,443	412.83
Mezzanine	1,198	111.33
<b>TOTAL:</b>	<b>5,642</b>	<b>524.16</b>





## TERMS

A new full repairing and insuring lease will be issued.

## EPC

Available on request.

## TENURE

Leasehold

## 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

For further information please contact:-

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