

# REALTERM

INDUSTRIAL/WAREHOUSE UNIT  
Bessemer Road, Irlam, Manchester M44 5BF

Northbank 40

To Let - 36,392 sq ft / 3,380.9 sq m

On 3.8 acres

To be fully refurbished



- ▶ Undergoing Extensive Refurbishment
- ▶ Prime Location & Connectivity

- ▶ Purpose-Built Logistics Hub
- ▶ c.19% Site Coverage, High Flexibility
- ▶ 34 Level Access Doors & 3 Dock Doors



Northbank 40

REALTERM

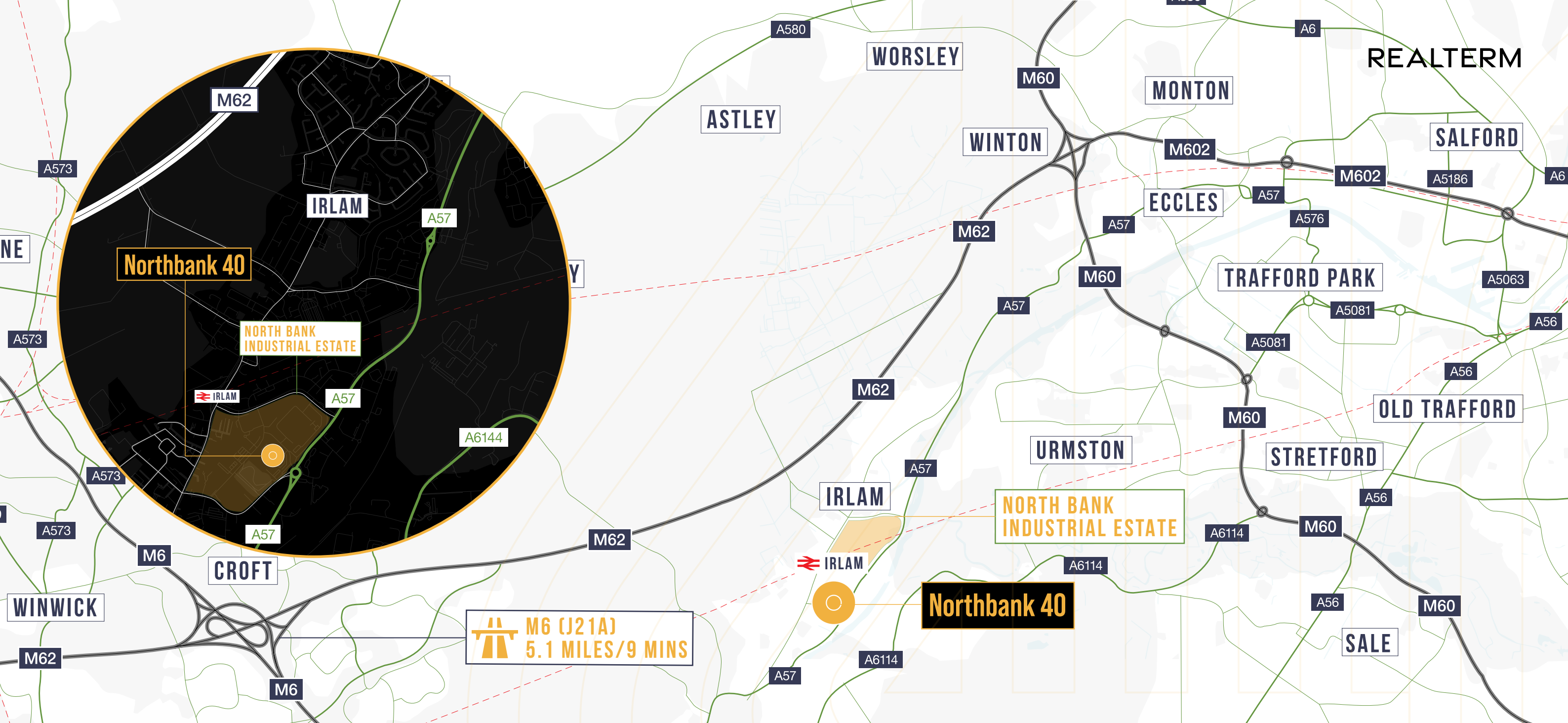


**Biffa** **ups** **CEVA** **saica** **UnivarSolutions** **REHAU** **JEWSON** **HILTI** **SCREWFIX** **Tenmat Wear**

# Local Occupiers







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 for the Greater Manchester region.

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.

# Location

**Undergoing Extensive  
Refurbishment**

**Purpose-Built  
Logistics Hub**

**Prime Location  
& Connectivity**

**Low Site Coverage,  
High Flexibility**

R

Undergoing a Complete Refurbishment Including:



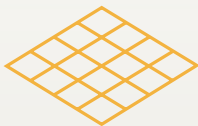
GROUND AND FIRST FLOOR OFFICE SPACE



LED LIGHTING THROUGHOUT THE WAREHOUSE



7M CLEAR EAVES HEIGHT



SITE COVER OF C. 19% ON 3.8 ACRES



GATEHOUSE



SEPARATE CAR PARK TO THE YARD



SINGLE BAY STEEL PORTAL FRAME CONSTRUCTION



10% TRANSLUCENT ROOF LIGHTS



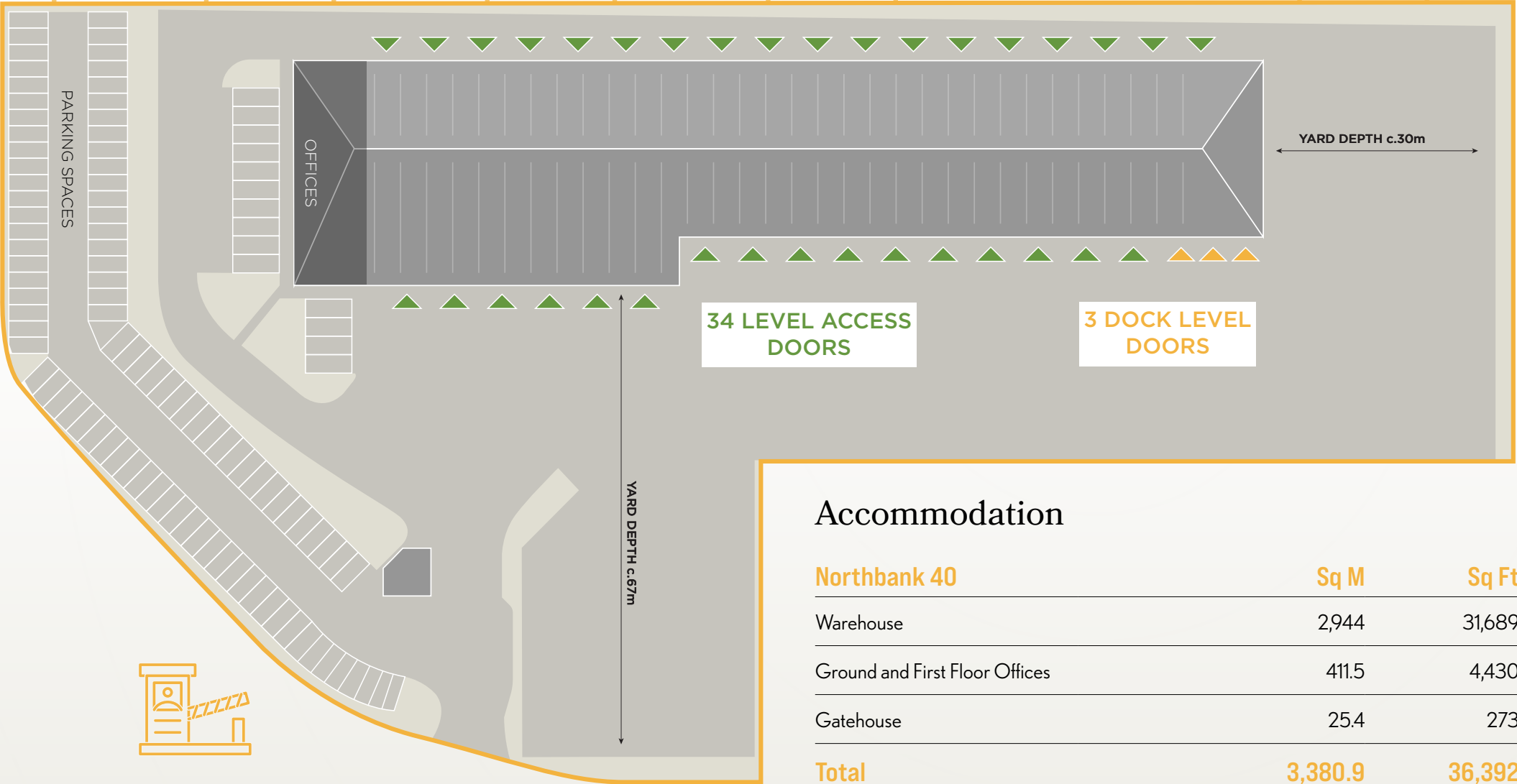
360-DEGREE CIRCULATION AROUND THE WAREHOUSE



FULLY SECURE SITE WITH ELECTRIC GATES



34 LEVEL ACCESS & 3 DOCK DOORS

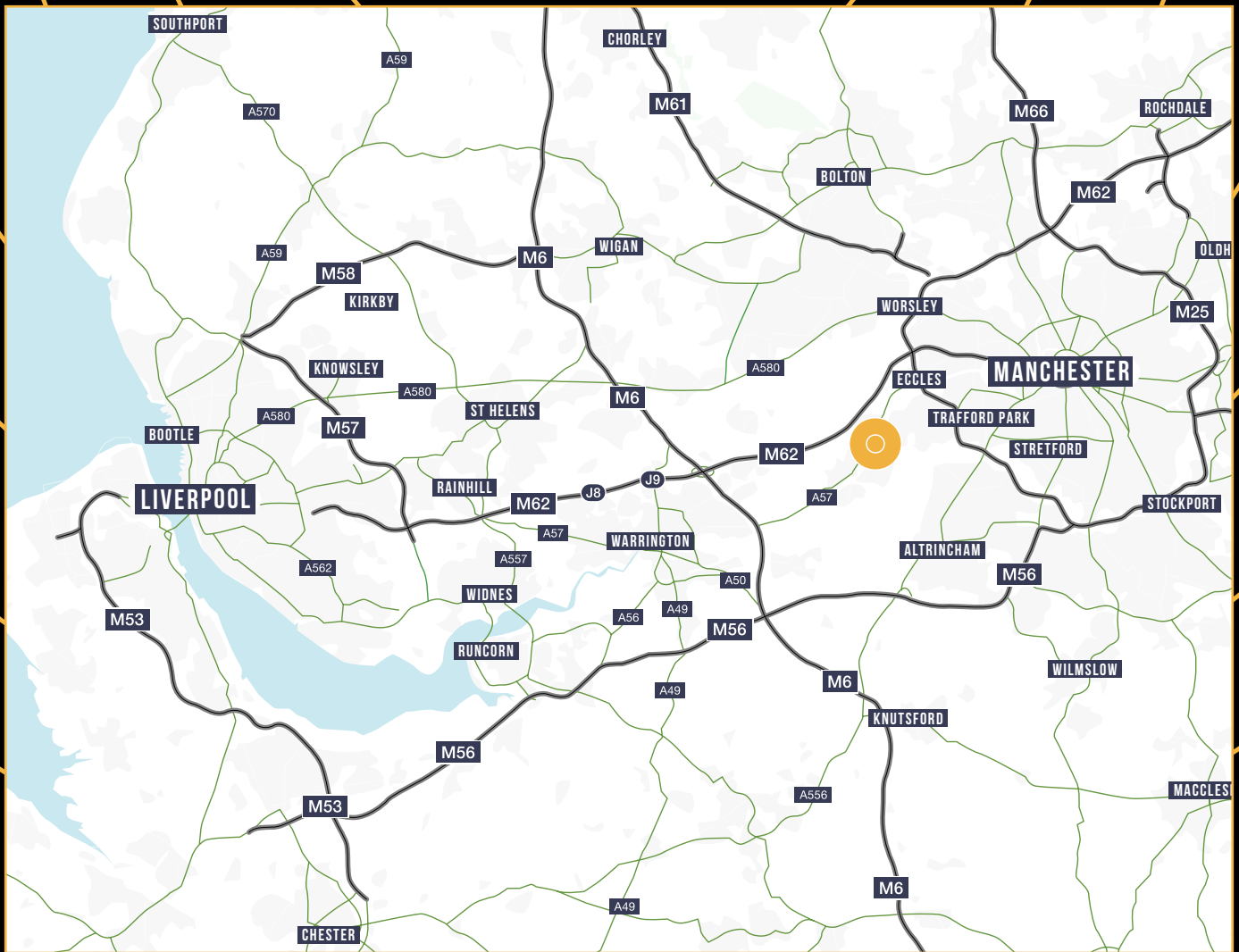


Accommodation

| Northbank 40                   | Sq M    | Sq Ft  |
|--------------------------------|---------|--------|
| Warehouse                      | 2,944   | 31,689 |
| Ground and First Floor Offices | 411.5   | 4,430  |
| Gatehouse                      | 25.4    | 273    |
| Total                          | 3,380.9 | 36,392 |


Specification





w3w:///nurtures.clay.registry

Bessemer Road, Irlam, Manchester M44 5BF

|  | DISTANCE   | DRIVE TIME   |  | DISTANCE   | DRIVE TIME   |  | DISTANCE   | DRIVE TIME    |
|---|------------|--------------|---|------------|--------------|---|------------|---------------|
| A57   | 0.3 miles  | 2 mins       | Manchester Airport  | 15.2 miles | 20 mins      | Port of Liverpool   | 27.5 miles | 35 mins       |
| M60 (J11)   | 4.4 miles  | 10 mins      | Liverpool John Lennon   | 25.7 miles | 35 mins      | Port of Immingham   | 118 miles  | 2 hr 30 mins  |
| M6 (J21)  | 5.1 miles  | 9 mins       | Leeds Bradford  | 52 miles   | 1 hr 5 mins  | London Gateway Port   | 223 miles  | 3 hrs 30 mins |
| M62 (J12)   | 5.3 miles  | 10 mins      | East Midlands Airport   | 84.1 miles | 1 hr 30 mins | Port of Southampton   | 224 miles  | 3 hrs 50 mins |
| M57 (J1)  | 18.3 miles | 20 mins      | Birmingham Airport  | 90.1 miles | 1 hr 30 mins | Port of Felixstowe  | 242 miles  | 4 hrs         |
| Manchester  | 11.4 miles | 20 mins      |   |            |              | Port of Dover   | 280 miles  | 4 hrs 20 mins |
| Liverpool   | 26.8 miles | 35 mins      |   |            |              |   |            |               |
| Sheffield   | 53.3 miles | 1 hr 20 mins |   |            |              |   |            |               |

## Contact us

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