# TO LET









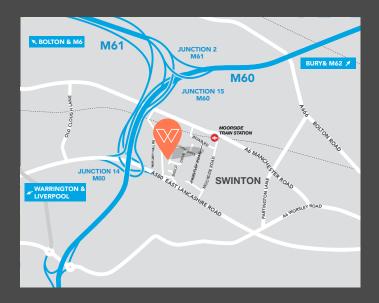
# **UNIT 17 & 18** 12,195 Sq Ft (1,133 Sq M)

- 5m eaves
- 2 x Electric Roller shutter doors
- Dedicated yard and parking
- Single story offices with kitchen



WARDLEY INDUSTRIAL ESTATE, WORSLEY, M28 2LA **0161 375 6000** www.**b8**re.com







# **LOCATION**

The property is located on Shield Drive on the popular Wardley Industrial Estate which is located directly off the East Lancashire Road (A580) and less than 1 mile from junctions 14 and 15 of the M60 Manchester Orbital. Manchester City Centre is located approximately 5 miles to the South East.

# **SPECIFICATION**

The unit is situated within Wardley Industrial Estate and comprises of two units which have been combined to provide one end of terrace, open plan warehouse with offices.

The property benefits from the following specification:

- 5m eaves
- 2 x Electric roller shutter doors
- Dedicated yard and parking
- Single story offices with kitchen

# **ACCOMMODATION**

The unit comprises of 12,195 Sq Ft (1,133 Sq M).

#### **BUSINESS RATES**

Interested parties are advised to make their own enquiries with the local rating authority regarding business rates.

# **EPC**

An EPC is available upon request.



# **LEGAL COSTS**

Each party to bear their own legal costs in relation to this transaction.

#### **VIEWINGS**

Strictly via appointment with the sole agents, B8 Real Estate

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