

**FOR SALE**

**42,370 SQ FT  
INDUSTRIAL/WAREHOUSE  
UNIT**

**REDEVELOPMENT OR REFURBISHMENT OPPORTUNITY**



**Prominent detached warehouse unit**

**50 Leestone Road, Sharston Industrial Estate, Sharston, Wythenshawe,  
Manchester, M22 4RN**



# PROPERTY INFORMATION

## Size

Warehouse: 38,360 sq ft  
Ground Floor Offices: 1,870 sq ft  
First Floor Offices: 1,870 sq ft  
**TOTAL: 42,370 sq ft**

## Specification

- Detached unit
- 1 Level access loading door
- Steel truss frame construction
- Offices at ground and first floor
- All mains services provided
- Car parking to the front of the unit

## Tenure

The property is held on a long leasehold basis. We understand the term to be 99 years from 1st August 1959 with a ground rent of £338 per annum.

## Price

POA

## VAT

VAT is payable on this transaction.

## Services

It is understood all mains services are made up and connected to the property.

## Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



# PROPERTY LOCATION



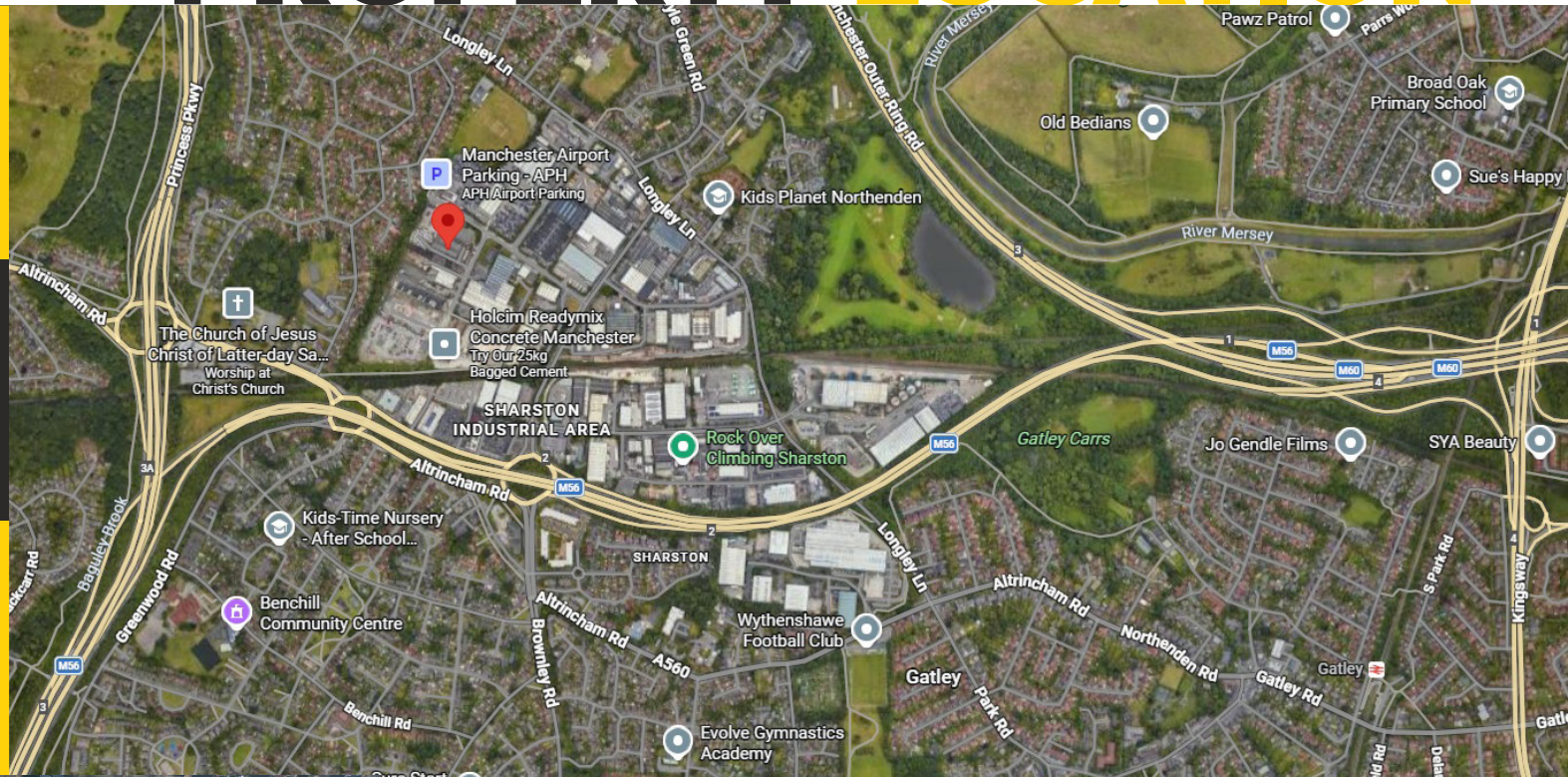
Direct access to J2  
& 3 of M56 and J4  
of the M6



Popular and  
Established  
Employment  
Location



Manchester Airport is  
3.6 miles away



## Location

The property is prominently located within the well-established Sharston Industrial Estate. The estate provides direct access to Junctions 2 and 3 of the M56 Motorway, and Junction 4 of the M60 Motorway. The M56 Motorway provides direct access to Manchester International Airport and the M6, whilst the M60 Motorway allows access to the Greater Manchester Conurbation.



## FURTHER INFORMATION & VIEWING

Strictly by appointment with Williams Sillitoe on **01625 800066**  
or contact Harry Hehir at [hh@willsill.co.uk](mailto:hh@willsill.co.uk) or Mark Sillitoe at [ms@willsill.co.uk](mailto:ms@willsill.co.uk).

