

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

B8

0161 375 6000

www.b8re.com

TO LET

 **M44 5DL**



5,569 sq ft (517.38 sq m)

LOCATION

This property is well located on Northbank Industrial Estate, which is a well-established estate for manufacturing and distribution.

Being positioned between Manchester and Warrington, it offers strategic advantages for logistics 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

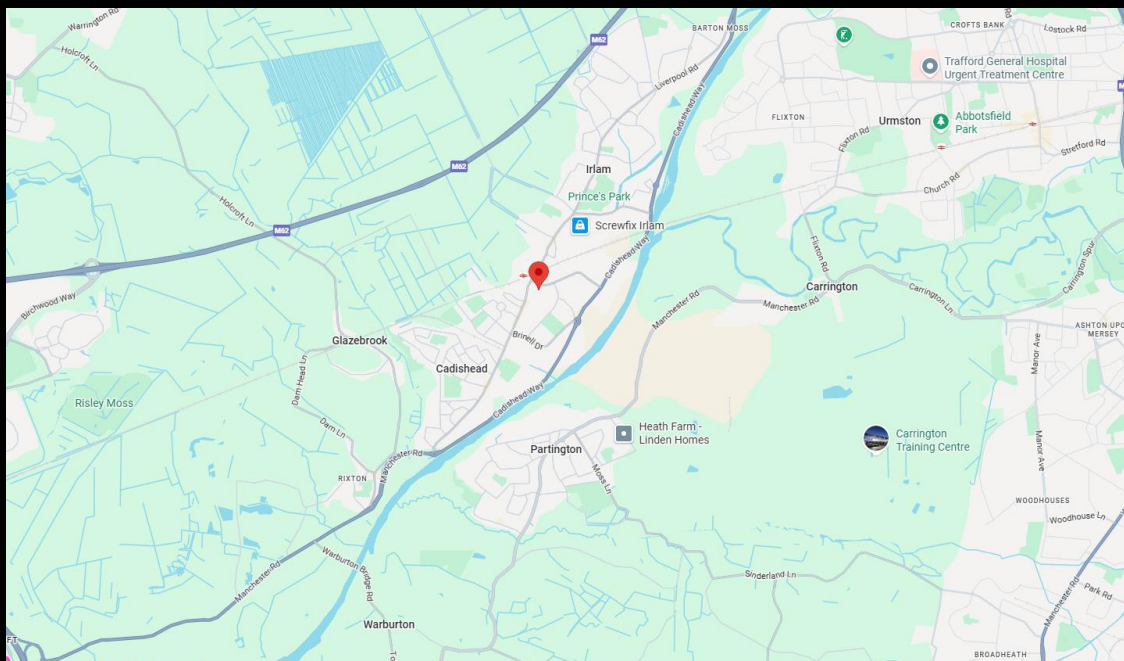
The property is constructed of steel portal frame and provides a total floor area of 5,569 sq ft. It is a semi-detached unit benefitting from a sizeable, secure, shared yard. The accommodation also includes integral office space, kitchen facilities and male / female WC's.

- **6.2m eaves height**
- **Electric roller shutter**
- **Mezzanine storage**
- **Secure facility**
- **Kitchen**
- **Male / Female WC's**
- **Integral offices**

ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
Warehouse	4,357	404.78
Mezzanine	1,212	112.60
TOTAL	5,569	517.39





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 / viewings please contact:

Will Kenyon
will@b8re.com
 07802 869279

Sam Paddon
sam@b8re.com
 07376 591823

Jonathan Williams
Jonathan.Williams@savills.com
 07870 183405



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