

Unit B2 Fallons Road, Wardley Industrial Estate,  
Manchester, M28 2NY

**B8**

0161 375 6000

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**TO LET**

**Industrial / Warehouse Unit**

**TO BE REFURBISHED**



**5,480 sq ft (509.11 sq m)**



## LOCATION

Wardley Point is located at Fallons Road which links with the main estate road, Holloway Drive, through Wardley Industrial Estate.

Wardley Industrial Estate is a well-established estate which offers light industrial warehousing units. The estate provides immediate access to the A580 East Lancashire Road and is within 1 mile of the intersection of the M61 and M62 motorways and within 2 miles of junction 13 of the M60 orbital motorway.

## DESCRIPTION

Wardley Industrial Estate offers light industrial warehousing units of concrete and steel portal frame construction, with brick and steel profile clad elevations, and single pitched roofs.

The subject property comprises a mid terrace unit with integral office / amenity space, a secure yard and is due to undergo extensive refurbishment. Specifications include:

- Eaves height of 5.5m
- Electric roller shutter
- Three phase electricity
- LED lighting
- Office / amenity block
- Large secure yard
- To be extensively refurbished





## TERMS

A new Full Repairing and Insuring lease will be issued.

## EPC

Available upon request.

## 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:

**Anthony Mellor**  
[Anthony@b8re.com](mailto:Anthony@b8re.com)  
 07794 757939

**Sam Paddon**  
[sam@b8re.com](mailto:sam@b8re.com)  
 07376 591823

**Jonathan Williams**  
[Jonathan.Williams@savills.com](mailto:Jonathan.Williams@savills.com)  
 07870 183405

**Max Hodgson**  
[Max.Hodgson@savills.com](mailto:Max.Hodgson@savills.com)



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