

TO LET

B8
REAL ESTATE



Unit 20 - 22
Sankey Valley
Industrial Estate
Newton-Le-Willows
WA12 8DJ

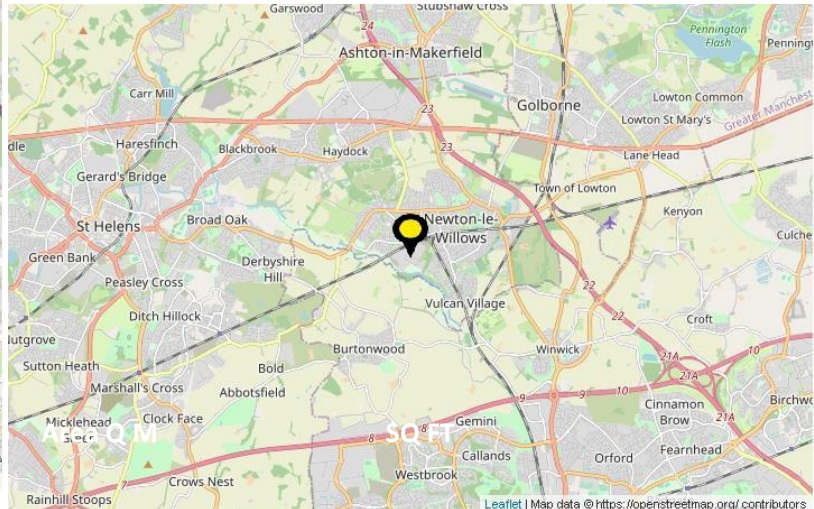
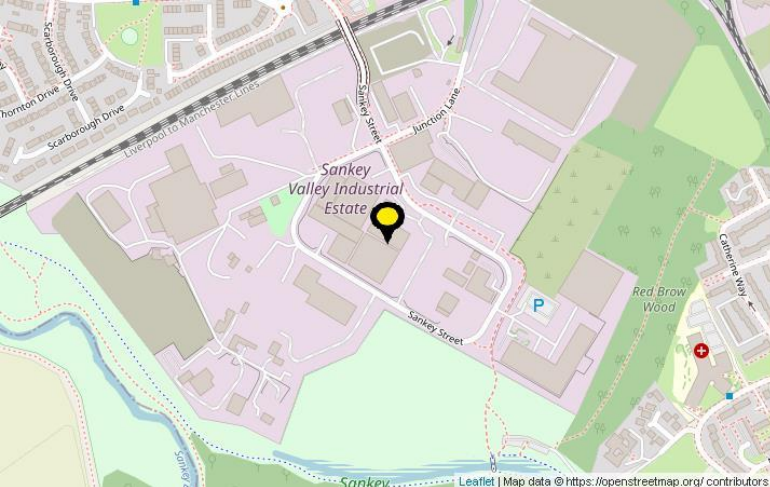
Self-contained Industrial / Warehouse Unit

23,000 – 30,596 SQ FT on 1.1 acres

- Self-contained unit with large secure yard.
- Proximity to Junction 22/23 of M6 Motorway.
- 3 phase power capacity of 450KVA.
- Refurbished offices extending to 2,199 sq. ft.
- 2 electric level access loading doors.

01925 320 520

www.b8re.com



LOCATION

The subject unit is located on Anglezarke Road within the established Sankey Valley Industrial Estate.

The A572 (Crow Lane East) and A49 (Ashton Road) provide access to Junction 23 of the M6 Motorway which is positioned within 2.5 miles of the property. From here the A580 (East Lancashire Road) provides direct access to Manchester and Liverpool.

The unit is positioned within a half mile of Earlestown Station providing direct access to Manchester City Centre and its satellite towns

DESCRIPTION

Steel portal framed industrial unit with modern office space finished to a high specification, in an established industrial location with good communication links:

- Self-contained unit with large secure concrete yard.
- Opportunity to keep extensive mezzanine providing a further 7,267 sq. ft.
- 3 phase power capacity of 450KVA.
- Refurbished offices extending to 2,199 sq. ft.
- 2 electric ground level access loading doors.

ACCOMMODATION

	Sq Ft	Sq M
Warehouse	21,130	1,963
Offices	2,199	204.3
Total	23,329	2,109.50

LEASE TERMS

The unit is available by way of a new FRI lease on terms to be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

VAT will be charged where applicable at the prevailing rate.

CONTACT

For further details or to arrange an inspection please contact: -

Contact: **Thomas Marriott**
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