

Thames Trading Estate

Leasehold | Industrial

Woodrow Way, Irlam
Manchester, M44 6BP

Units from 1,500 to 3,000 Sq.ft (140 - 279 Sq.m)



To Let | £11.25 - £12.50 (per sq ft)



Key information



Rent

£11.25 - £12.50
(per sq ft pa excl)



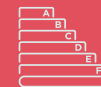
Service Charge

Details on application



Business Rates

TBC



EPC Rating

D

Thames Trading Estate

Units from 1,500 to 3,000 Sq.ft (140 - 279 Sq.m)

Location

Thames Trading Estate is located in the town of Irlam in Greater Manchester. The estate sits approximately one mile south of Irlam Town Centre in an established industrial area. Irlam is approximately 10 miles west of Manchester City Centre and 6 miles east of Warrington.

Description

Thames Trading Estate comprises 19 units across three blocks. The units are of steel portal frame construction with blockwork and profile metal sheet clad elevations. Internally, the eaves height to the underside of the haunch is approx 4.5 m.

Each unit benefits from a level access roller shutter door and a concrete surfaced loading area/parking bays to the front.

The estate is securely fenced around its perimeter with an electric gate at the entrance.

Amenities



24/7
Access



Refurbished



4.5m
Eaves
Height



Loading
Area



Level
Access
Doors



Secure
Estate

Further information

Tenure

Leasehold

Asking Rent

£11.25 - £13.00 per sq ft per annum exclusive.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

EPC

The EPC rating is D.

Legal Costs

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

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the joint agents Fisher German LLP and JLL.

Accommodation

The approximate Gross Internal Areas comprise:

| Unit | Sq.ft | Rent (psf) |
|------|------------------|------------|
| 1 | 1,530 + compound | *£12.00 |
| 2 | 1,556 | £11.25 |
| 12 | 1,538 | £11.25 |
| 13 | 1,512 | **£12.50 |
| 18 | 1,521 | £11.25 |
| | | |

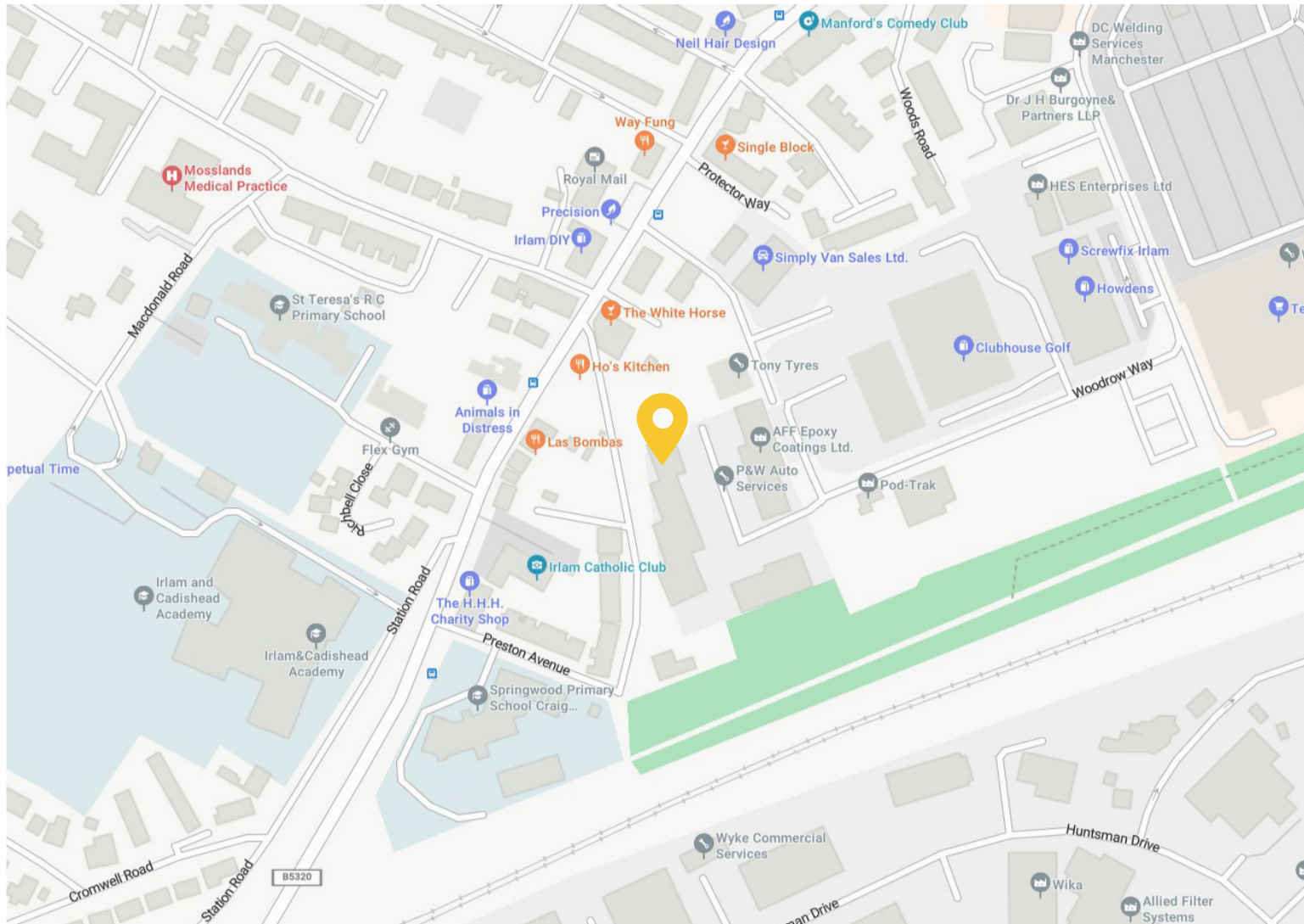
* Unit 1 benefits from a secure compound

** Unit 13 has been comprehensively refurbished

Photographs



Location Map



Location

Address: Thames Trading Estate,
Woodrow Way, Manchester, M44
6BP

What3words: ///shook.drag.trying

Nearest Bus

Woods Road: 0.5 miles

Nearest Station

Irlam Station: 0.9 miles

Nearest Airport

Manchester Airport: 8.3 miles

Contact us



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Particulars dated September 2025. Photographs dated August 2025.



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