

ENNIS HOUSE

SORBY ROAD, NORTHBANK INDUSTRIAL ESTATE, MANCHESTER M44 5BA



TO LET
24,867 SQ FT ON 2.9 ACRES

DESCRIPTION

A detached warehouse of 24,867 sq ft, with two storey integral offices, on a large self contained site of 2.9 acres.



**STEEL PORTAL FRAME
CONSTRUCTION**



C.6 METRE EAVES



**LED LIGHTING
THROUGHOUT**



**6 LEVEL ACCESS
LOADING DOORS**



**LARGE SECURE
CONCRETED YARD**



**8 HIGH SPEED
CAR CHARGERS**



**2 HGV ACCESS
POINTS INTO
THE SITE**



**110KW SOLAR ARRAY
(338 PANES PLUS
BATTERY STORAGE)**



**LOW SITE COVER
OF ONLY 19%**



**TWO STOREY
INTEGRAL OFFICES**



EPC A - 23



**ESTABLISHED
INDUSTRIAL
LOCATION**



LOCATION

The property is situated on the well established Northbank Industrial Park.

The unit is situated on Sorby Road, which in turn provides access onto the A57 (Cadishead Way).

The M6 and M62 are within 3 miles.

DRIVE TIMES	MILES	TIME
J11 M60	4	9 mins
J21 M6	5	9 mins
J10 M62 / J21A M6	8	12 mins
Trafford Park	7	15 mins
Warrington	9	20 mins
Manchester	11	25 mins
Liverpool	27	45 mins



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The A57 provides direct access to J11 of the M60 and J21 of the M6 motorway.



SITE AREA

ACCOMMODATION

The accommodation comprises the following:

Floor	sq m	sq ft
Ground (warehouse)	1,801.27	19,389
First (offices)	483.63	5,206
Mezzanine	25.31	272
Total (GIA)	2,310.21	24,867



The property sits on a large secure self contained site of 2.9 acres.

FURTHER INFORMATION

For further information please contact:



John Barton
07501 773 672
john@bcrealstate.co.uk



Gary Chapman
07887 578 506
gary@bcrealstate.co.uk

BC REAL ESTATE

0161 636 9202
bcrealstate.co.uk



Sam Royle
07793 808 264
s.royle@box4realestate.co.uk



James Goode
07891 810 260
j.goode@box4realestate.co.uk

BOX4
BOX4REALESTATE.CO.UK
0161 327 0444

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