

## **DESCRIPTION**

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



CONSTRUCTION



LARGE SECURE

**LOADING DOORS** 



**CONCRETED YARD** 



**CAR CHARGERS** 



POINTS INTO THE SITE



110KW SOLAR ARRAY (338 PANES PLUS





**TWO STOREY INTEGRAL OFFICES** 



EPC A - 23



**ESTABLISHED INDUSTRIAL** LOCATION



## **LOCATION**

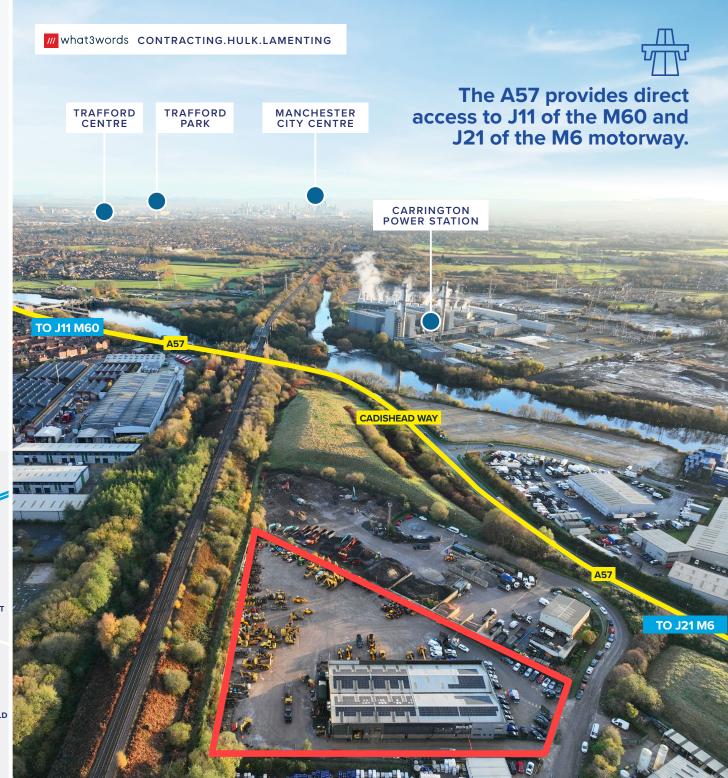
The property is situated on the well established Northbank Industrial Park.

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





## SITE AREA **ACCOMMODATION** The accommodation comprises the following: Floor sq ft sq m Ground (warehouse) 19,389 1,801.27 5,206 First (offices) 483.63 272 Mezzanine 25.31 **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:



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