

TO LET

UNIT

11A

HOLLOWAY DRIVE



INDUSTRIAL/WAREHOUSE UNIT 12,766 SQ FT (1,186 SQ M)

**Wardley Industrial Estate,
Worsley, Manchester M28 2LA**

LOCATION

Holloway Drive is the main estate road through Wardley Industrial Estate, Wardley.

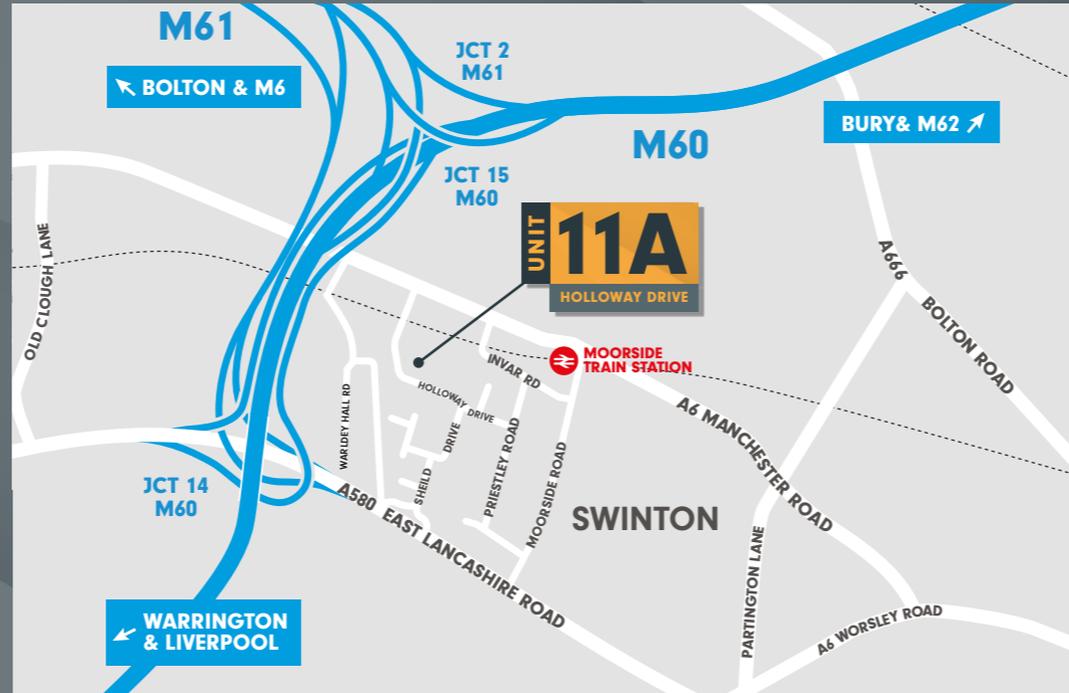
The Industrial Estate provides immediate access to the A580 East Lancashire Road and is within 1 mile of the intersection of the M61 and M62 motorways and within 2 miles of junction 13 of the M60 orbital motorway.



The **East Lancs Road (A580)** is well served by a high frequency bus service.



Moorside Station is less than **10 mins walk**, with regular train services to Manchester and the north of England.



Manchester Airport is 15 miles away.

Manchester City Centre	6.8 miles	25 mins
Manchester Freight Terminal	6 miles	16 mins
Manchester Airport	15 miles	20 mins
Warrington	16 miles	24 mins
Liverpool	30 miles	35 mins
Port of Liverpool	30 miles	40 mins
Chester	40 miles	45 mins
Preston	31 miles	40 mins
Leeds	46 miles	55 mins
Birmingham	90 miles	1hr 30 mins
London	205 miles	4 hours

DESCRIPTION



Unit 11 consists of an industrial / warehouse unit of steel portal frame construction with steel profile clad elevations under a single pitched roof.

There is good quality 2 storey offices / amenities within the unit and a large, fenced secure yard area to the front elevation for vehicular access.



**GOOD QUALITY
TWO STOREY OFFICE
ACCOMMODATION**



**WAREHOUSE LIGHTING
THROUGHOUT (LED)**



CLEAR HEIGHT 6.37M



**LARGE ENCLOSED
CONCRETE SURFACED YARD**



**INTERNAL EAVES
HEIGHT 4.85M**



**10% WAREHOUSE
TRANSLUCENT ROOF PANELS**



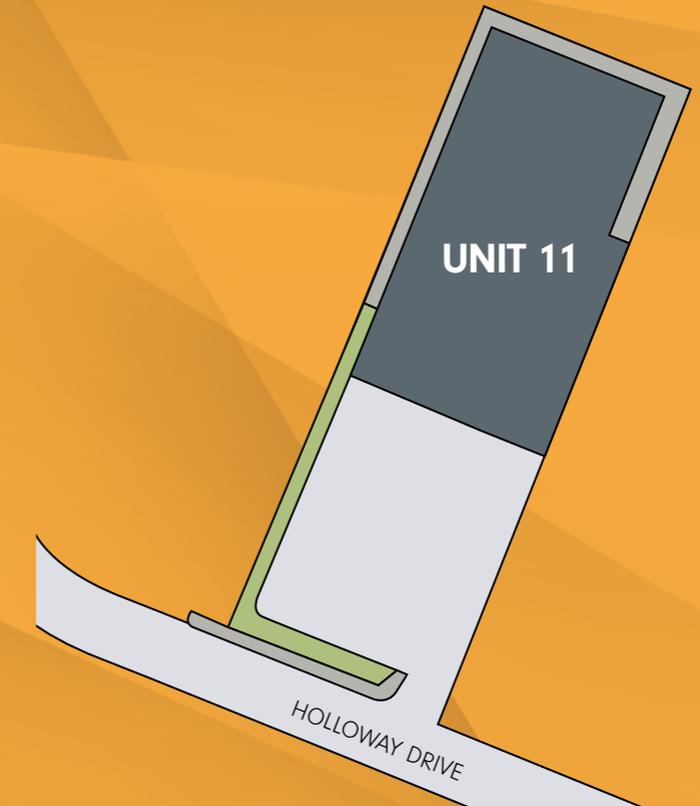
**1 X AUTOMATIC
LEVEL ACCESS DOOR**



**ALL MAINS SERVICES
TO THE UNIT**



ACCOMMODATION



The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas.

	SQ FT	SQ M
Warehouse	10,034	932.2
Ground Floor offices	1,366	126.9
First floor offices	1,366	126.9
TOTAL	12,766	1,186

FURTHER INFORMATION

VAT

Vat will be payable upon any transaction at the prevailing rate.

TERMS

The unit is available To Let for a term of years to be agreed.

MAINS SERVICES

All mains services are available.

LEGAL COSTS

Each party will be liable to their own legal costs incurred in any transaction.



FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing, please contact the sole letting agent.

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