Pin Mill House

PRIESTLEY ROAD,
WARDLEY INDUSTRIAL ESTATE,
MANCHESTER
M28 2LX

TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT

67,811 Sq Ft
(6,299.7 Sq M)




M60 / M62 / M602 Junction
M61
Haydock / Liverpool
M61 J1 North
A580 East Lancs Road
GXO
ready steady store
Royal Mail
BOC
A Linde company
MBP
Door Solutions
23
Wardley Industrial Estate
Wincanton
amazon
Actavo
TOOLSTATION
METFAST
Wardley Business Park
Stax
TRADE CENTRES
CVS Vets
Fullcircle
Priestley Road
FALCON
PM
GENERAL AND TUBE ENGINEERING LTD
Invar Road

Location

The property is situated on the established Wardley Estate on Priestley Road. The building is located at the top of Priestley Road in a prime position neighbouring Invar Business Park.

Direct access is provided to the A580 East Lancs Road which in turn provides access to the M60 and M61 motorways which lie within 1 mile of the subject site. Wardley Industrial Estate lies 6 miles west of Manchester city centre and 9 miles south of Bolton town centre. Manchester airport is around a 16-mile drive away from the estate and regional freight terminals are situated in Liverpool and Manchester.





Drive Times

Manchester City Centre	6 miles	20 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 hrs







Moorside Station is less than 5 mins walk, with regular train services to Manchester and the north of England.

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

Description

The property comprises a high and low bay warehouse building with an additional two storey office block which has the following specification:

- Steel portal frame construction
- Eaves height of 9.6m up to the high bay section of 16.5M
- Dedicated car park with EV charge points
- Separate secure yard
- Three level access loading door
- 6 dock level loading doors
- LED warehouse lighting
- Fully sprinklered integrated racking system
- Fully racked with 7,000 pallet spaces
- PIR sensors
- High-quality office space throughout
- Staff canteen area







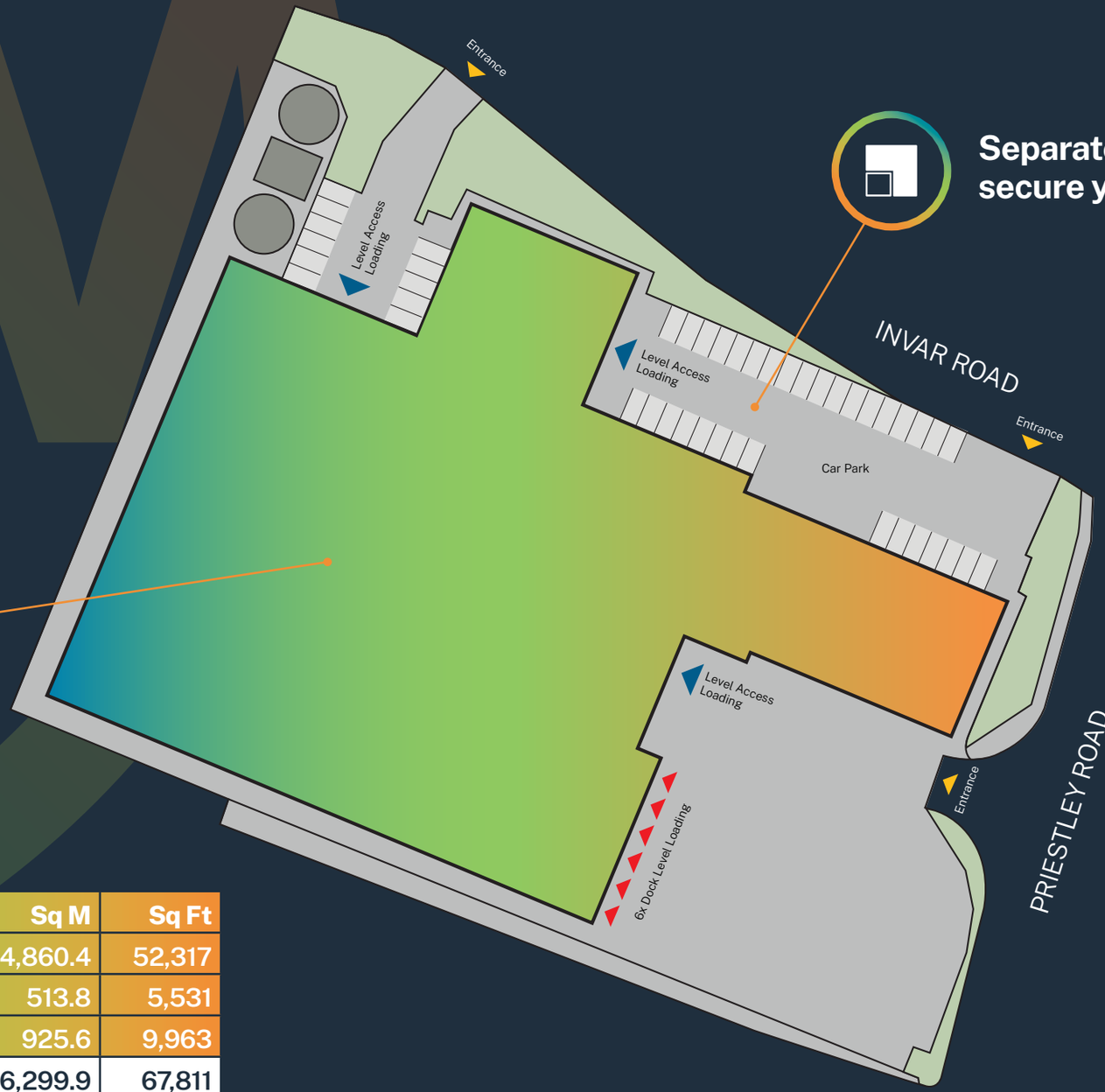
Accommodation

TO LET

Modern Industrial / Warehouse Unit

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(6,299.7 Sq M)



Accommodation	Sq M	Sq Ft
Ground floor warehouse / workshop	4,860.4	52,317
Ground floor office	513.8	5,531
First floor office	925.6	9,963
Total	6,299.9	67,811









Gallery







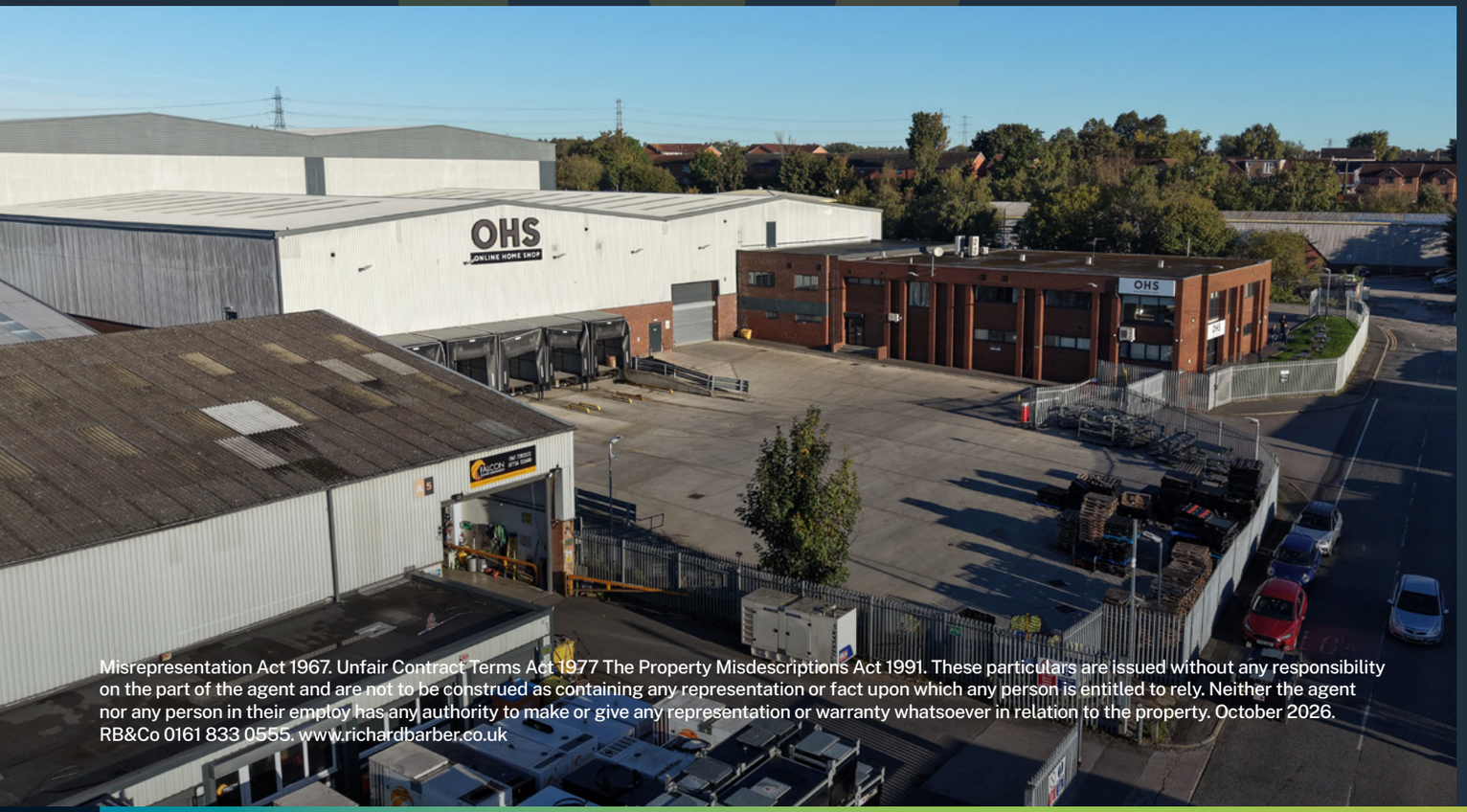






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Further Information

Terms

Available on a new Full Repairing and Insuring lease.

Terms to be agreed.

Legal Costs

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

Anti Money Laundering

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statue.

Contact

For further information / viewings please contact:

Will Kenyon
will@b8re.com / 07802 869279

Steve Johnson
steve@b8re.com / 07771 888363

B8
0161 375 6000
www.b8re.com