

50 Leestone Road, Sharston Industrial Estate, M22 4RN



LOCATION

The property is prominently located within the well-established Sharston Industrial Estate, fronting Leestone Road. The estate provides direct access to Junctions 2 and 3 of the M56 Motorway, and Junction 4 of the M60 Motorway. The M56 Motorway provides direct access to Manchester International Airport and the M6, whilst the M60 Motorway allows access to Greater Manchester Conurbation.

DESCRIPTION

- Detached unit
- 1 Level access loading door
- Steel truss frame construction
- Offices at ground and first floor
- All mains services provided
- Car parking to front of unit

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th edition). The following gross internal floor areas have been calculated.

Warehouse: 38,630 sq ft
Ground Floor Offices: 1,870 sq ft
First Floor Offices: 1,870 sq ft
TOTAL: 42,370 sq ft

TERMS

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

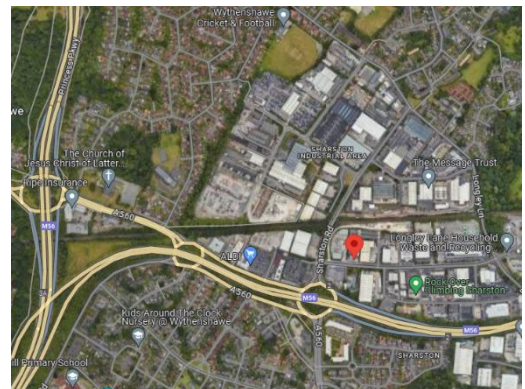
RENT

Rent on Application

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 07970 072128** or contact Mark Sillitoe at ms@willsill.co.uk

**Subject to contract
December 2023**

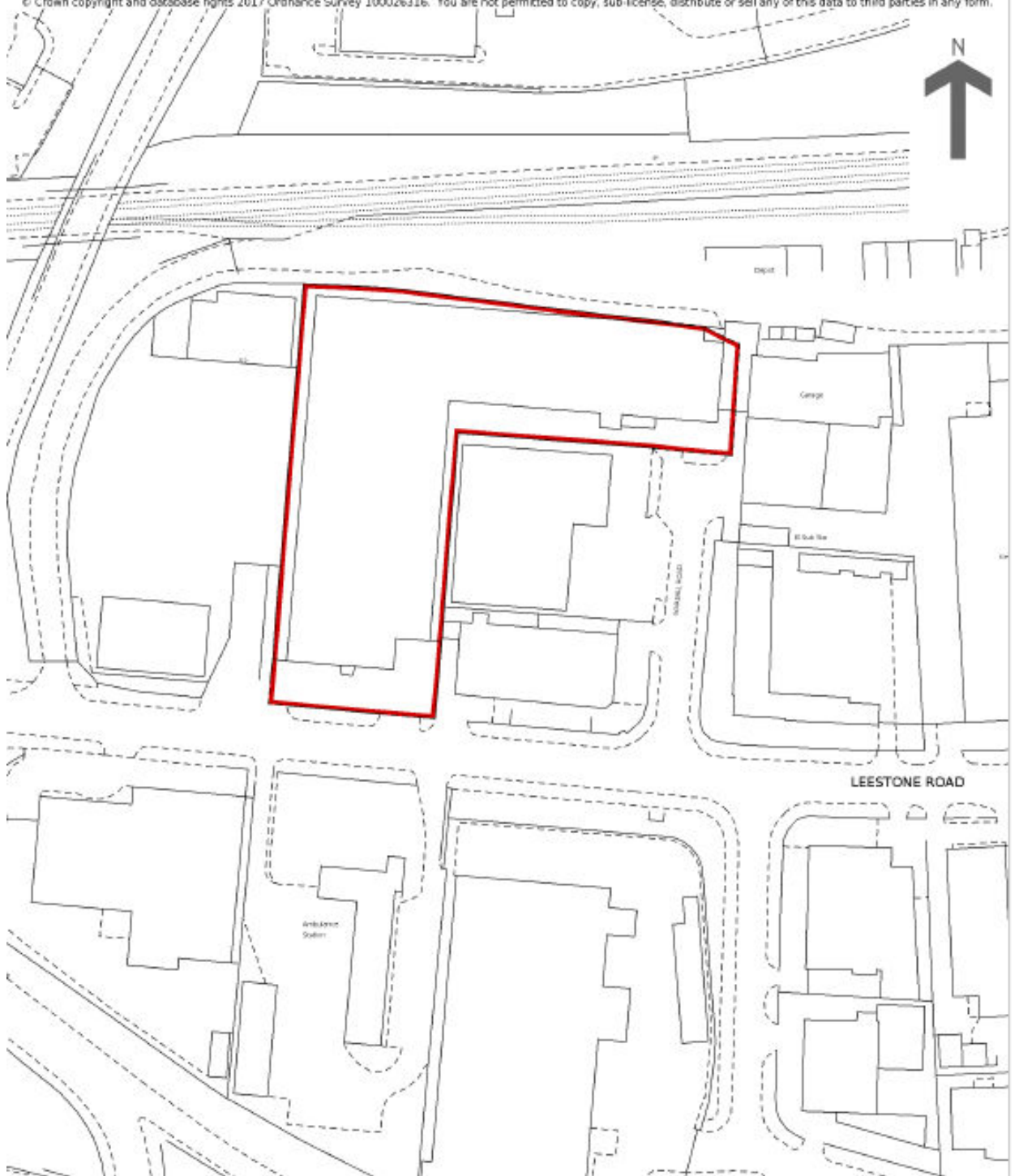


**“ FLEXIBLE WAREHOUSE
SPACE ”**

**TO LET
INDUSTRIAL/WAREHOUSE UNIT
42,370 SQ FT**

01625 800066

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