

Mileway

Fairhills Trade Centre Manchester

Available to Let
Warehouse
7,484 sq ft



8 mi from Manchester City Centre



Office accommodation



Modern warehouse



6 m eaves height



Secure estate



Electric roller shutter door



Fairhills Trade Centre

Soapstone Way, Manchester, M44 6GP



Description

Located 8 miles from Manchester City Centre, these modern high bay warehouses are part of a secure, gated site. The units are of steel portal frame construction, benefitting from 6.1 m eaves and 30 kN per m2 floor loading and are accessed through an electric roller shutter door. Each unit offers its own office space. These units can also be split if required to form 3 No. circa 2,500 sq ft units. (Photographs are indicative)

Location

Fairhills Trade Centre is situated in an excellent location on Soapstone Way, with direct access to the A57 via Fairhills Road.

Irlam is a town within Greater Manchester located 8 miles West of Manchester City Centre and 11 miles East of Warrington. The town lies adjacent to the A57, a key arterial route linking the M60 and M6 motorways. It is located approximately 3 miles from Junction 11 of the M60 and 5 miles from Junction 21 of the M6.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

Please contact:

Mileway

Tristan Boulter
northwest@mileway.com
01925 358160

VAT

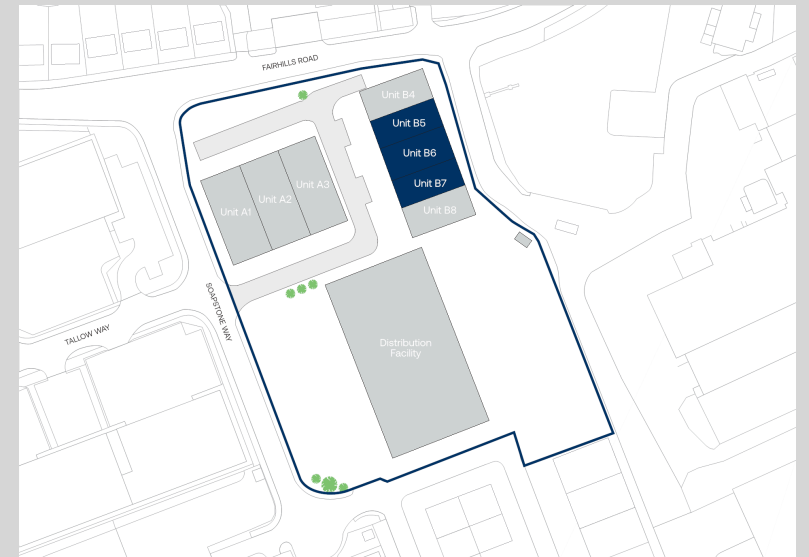
VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



Anthony Mellor
anthony@b8re.com
07794 757939



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Units B5 - B7	Warehouse	7,484	Immediately
Total		7,484	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.