

# TO LET

## INDUSTRIAL / WAREHOUSE UNIT

**B8**  
REAL ESTATE



HOWDENS NOT AFFECTED

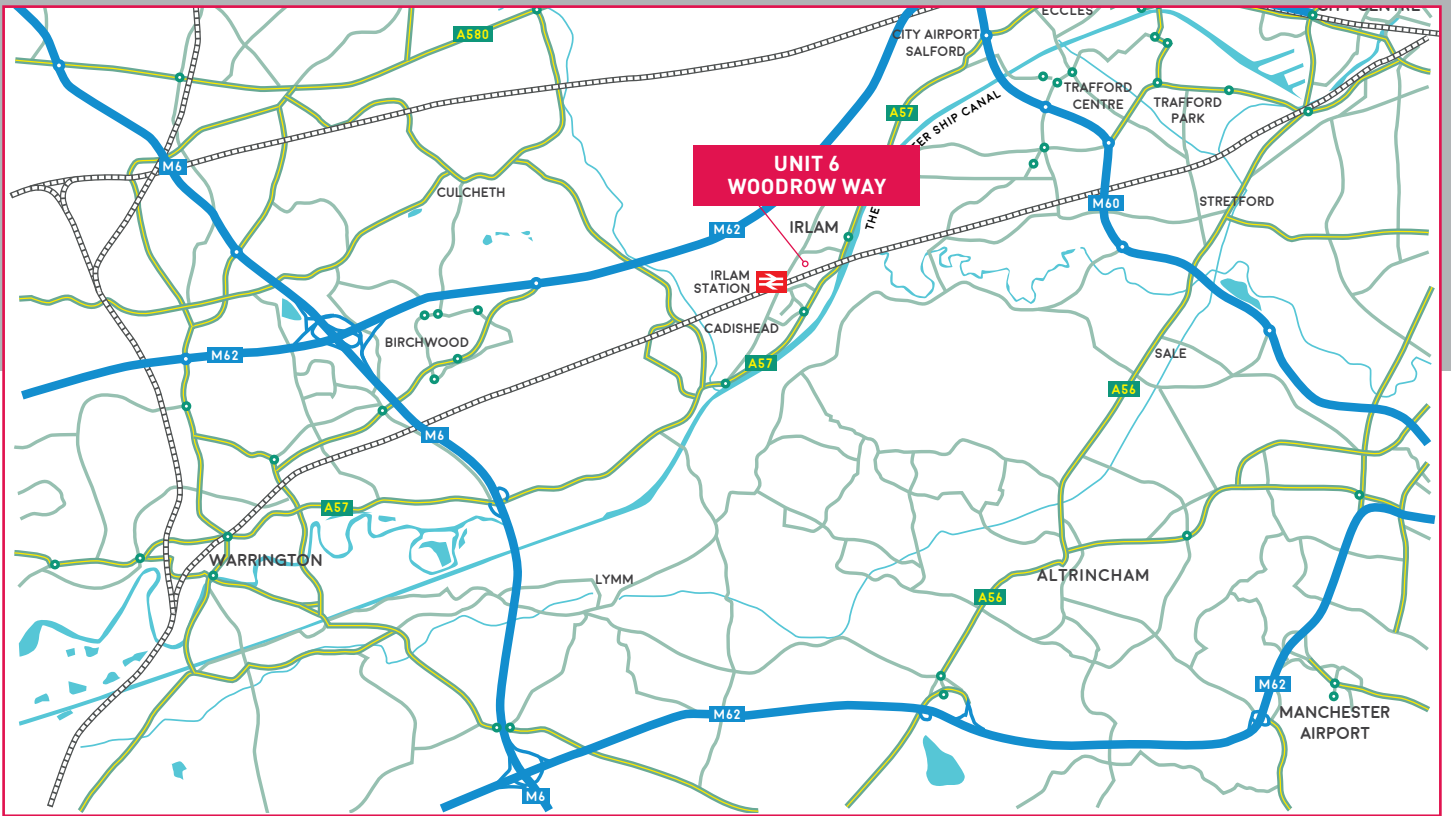
**4,836 SQ FT**  
**(449.27 SQ M)**

- End Terrace Industrial Unit
- 2 Level Access Loading Doors
- Good access to A57, M60 and M6 Motorway
- 5.2m eaves height



**UNIT 6**  
**WOODROW WAY,**  
**IRLAM**  
**M44 6ZQ**

**0161 375 6000**  
[www.b8re.com](http://www.b8re.com)



## LOCATION

The unit is accessed off Fairhills Road, close to its junction with the A57 Cadishead Way. The area is an established Trade Counter, retail, manufacturing and distribution location ideally situated between Manchester and Warrington.

Irlam is strategically located in the centre of the North West motorway network and is accessed via the Irlam/Cadished bypass leading to junction 11 of the M60 motorway (3 miles) and the A57 Liverpool Road leading to junction 21 of the M6 motorway (4 miles).

## DESCRIPTION

The unit comprises a warehouse/industrial facility that provides the following specification: -

- End Terrace Industrial Unit
- Two Level Access Loading Doors
- Shared Loading and Parking Area
- Suitable for Trade or Industrial Users
- Good access to A57, M60 and M6 Motorway

## ACCOMMODATION

Description	Sq ft	Sq m
Warehouse	4,836	449.27

## TERMS

The unit is available by way of a sublease or an assignment of an existing lease expiring 13th January 2025.

Alternatively consideration will be given to a new lease direct from the landlord on terms to be agreed.

## LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

## EPC

Available upon request.

## VIEWINGS

Strictly via appointment with the agent.

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