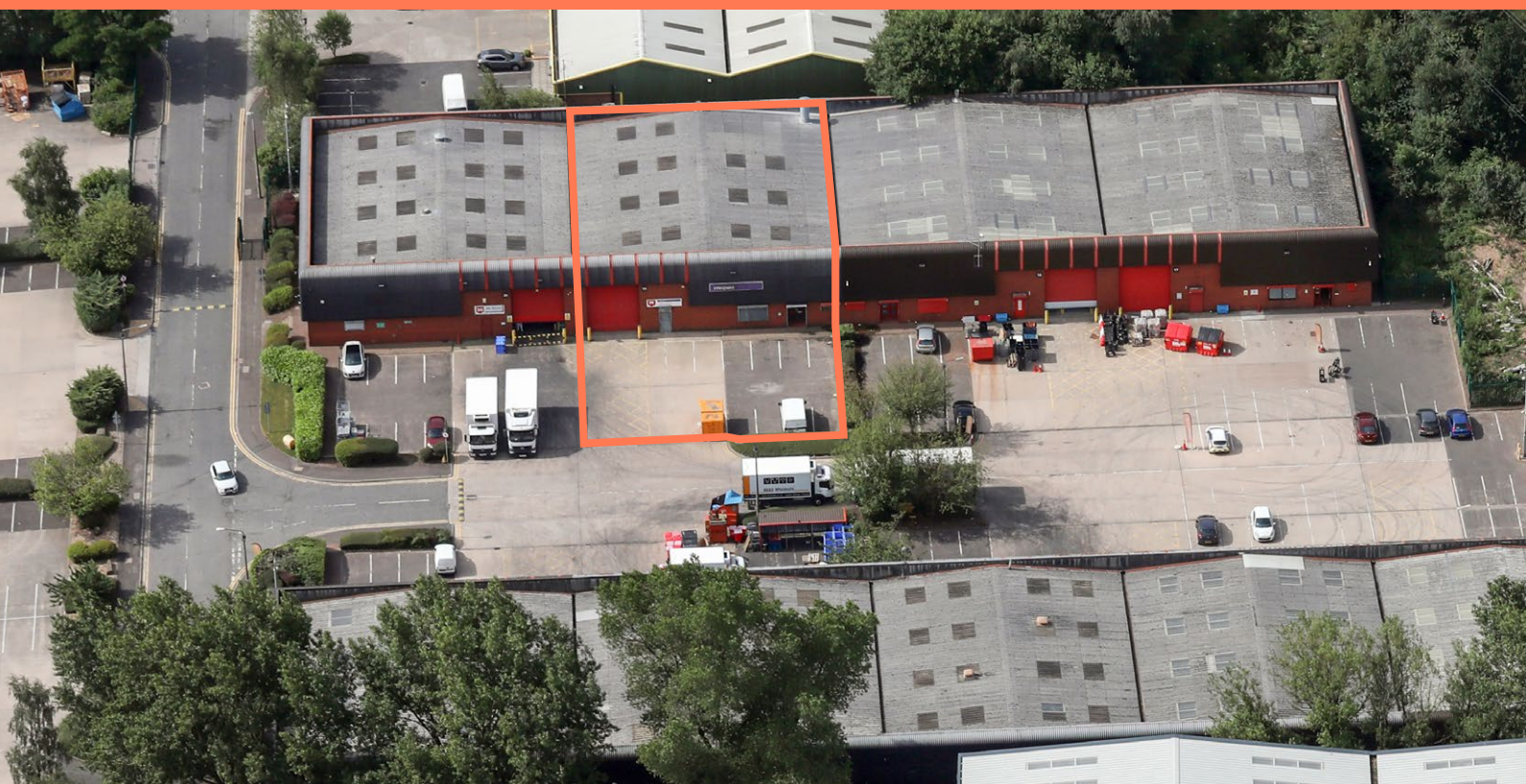


TO LET

INDUSTRIAL / WAREHOUSE UNIT



UNDER REFURBISHMENT



INDUSTRIAL / WAREHOUSE UNIT

Unit 19
6,090 sq ft

- Mid terrace unit
- 6m eaves
- Roller shutter door
- GF offices



WARDLEY
INDUSTRIAL ESTATE,
WORSLEY, M28 2LA

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B8
REAL ESTATE



LOCATION

The property is located on Shield Drive on the popular Wardley Industrial Estate which is located directly off the East Lancashire Road (A580) and less than 1 mile from junctions 14 and 15 of the M60 Manchester Orbital. Manchester City Centre is located approximately 5 miles to the South East.

SPECIFICATION

The subject property comprises a mid terrace industrial/warehouse unit which is to undergo a full refurbishment and will benefit from the following specification:

- Steel portal frame construction
- 6m eaves
- One electric roller shutter loading door
- Offices / WC Provision
- LED lighting throughout
- c.10 parking spaces

ACCOMMODATION

	Sq Ft
Warehouse	5,630
GF Offices / Amenities	460
Total	6,090

BUSINESS RATES

The premises are currently assessed at a rateable value of £35,000.



LEGAL COSTS

Each party to bear their own legal costs in relation to this transaction.

EPC

An EPC is available upon request.

VIEWINGS

Strictly via appointment with the sole agents, B8 Real Estate

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