

MODERN WAREHOUSE UNIT
23,000 SQ FT - TO LET



**Unit 9 Fairhills Trade Centre, Soapstone Way, Irlam,
M44 6BA**

23,000 sq ft

- Self-contained modern industrial / warehouse facility
- 8.7m Eaves
- 10 dock level and 3 level access loading doors
- Loading to two elevations
- Good access to both M6 and M60 motorways

0161 375 6000

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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.

FLOOR AREA

The unit extends to a gross internal area of 23,000 sq ft which includes the office and amenity facilities.

DESCRIPTION

The unit benefits from the following specification:

- Modern specification and build
- 8.7m eaves
- 10 docks and 3 level access loading doors
- Single storey offices with kitchen and WCs
- A large concrete yard and the unit sits on a site of approx. 1.78 acres (site coverage of 29.68%)
- Mains Services

TERMS

The property is available on a new fully repairing and insuring lease on terms to be agreed.

Rental price on application.

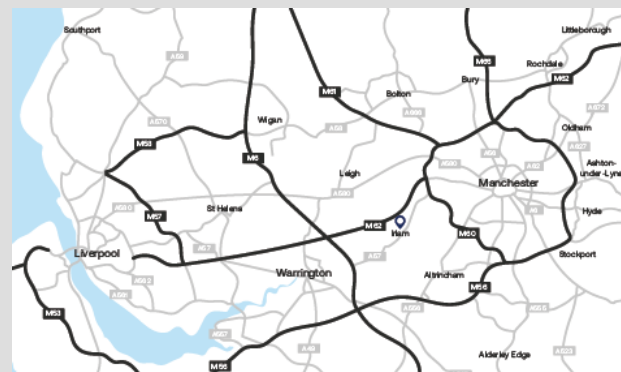
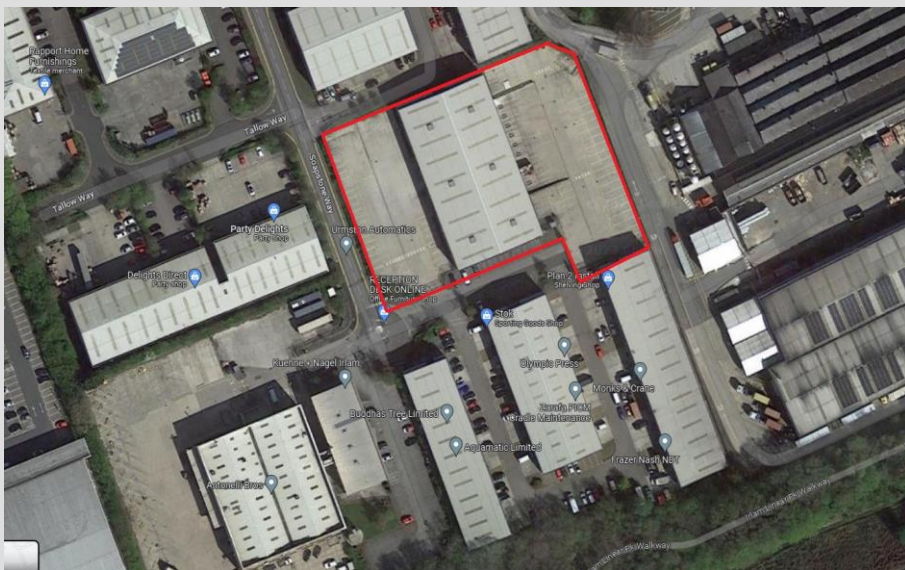
VIEWINGS

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