

Wardley Industrial Estate Manchester

Available to Let
Warehouse
6,536 - 17,655 sq ft (607 - 1,640 sq m)



LED lighting



Three-phase electricity



5.5 m internal eaves height



Office/amenity block



New Roof



Unit D6 is fully refurbished



Wardley Industrial Estate

Priestley Road Manchester M28 2NY



Description

Wardley Industrial Estate offers light industrial warehouse units of concrete and steel frame construction, with brick and steel profile clad elevations, and single pitched roofs. The properties benefit from integral office/amenity blocks and a secure yard to the front elevations for vehicular access and parking.

Unit D6 has undergone full refurbishment and is available immediately. Unit B1 will be available in Q2 once refurbishment works are complete.

Location

Wardley Point is located at Fallons Road which links with the main estate road, Holloway Drive, through Wardley Industrial Estate.

The estate provides immediate access to the A580 East Lancashire Road and is within 1 mile of the intersection of the M61 and M62 motorways and within 2 miles of junction 13 of the M60 orbital motorway.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

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

Viewing / Further Information

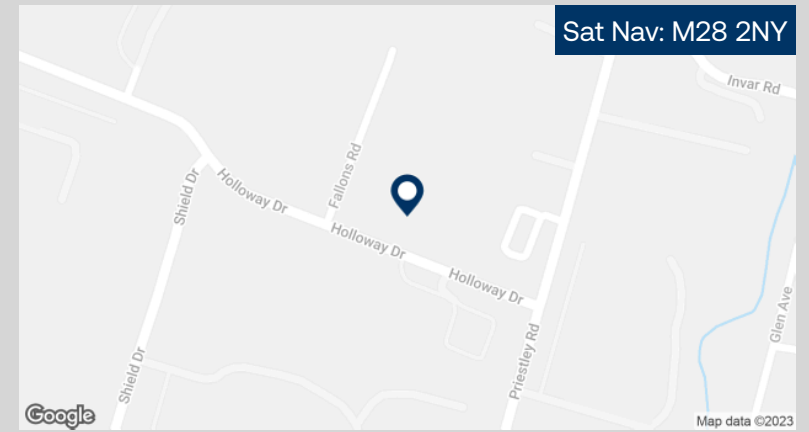
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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit D6	Warehouse	6,536	607	Immediately
Unit B1	Warehouse	11,119	1,033	01/04/2024
Total		17,655	1,640	

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