



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

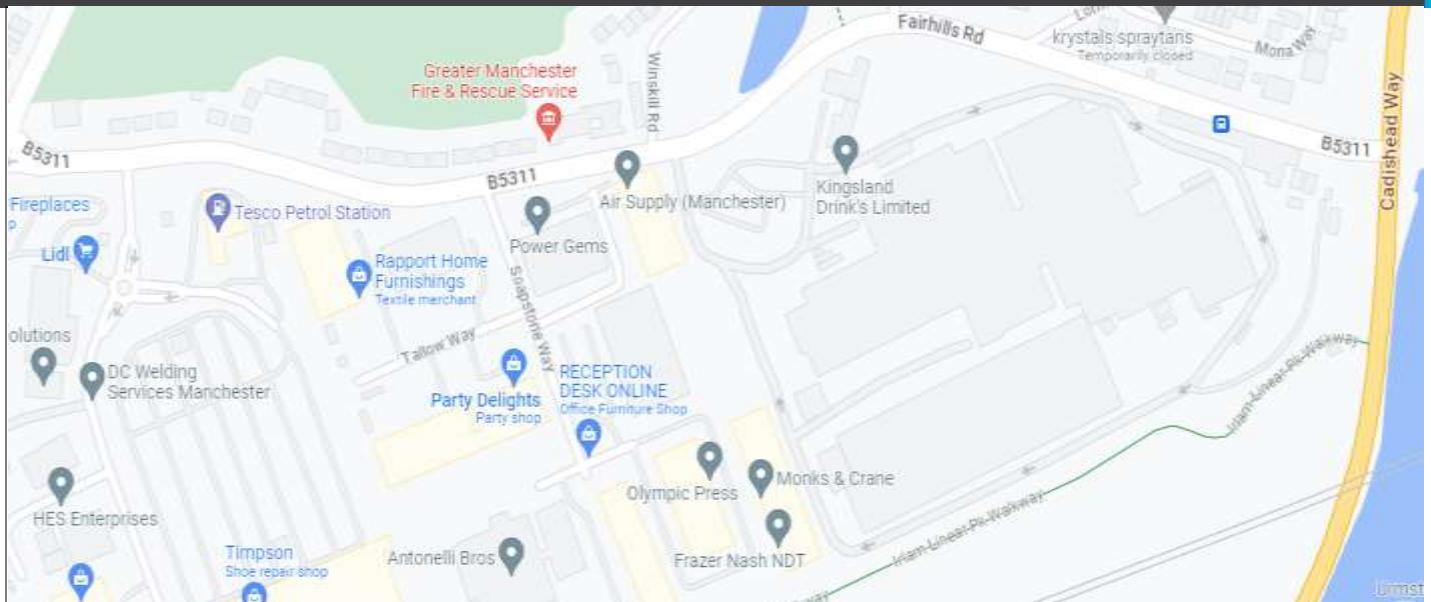
**23,000 sq ft approx.**

Modern Detached Warehouse with cross level loading

- 8.7metre eaves
- 10 docks
- 3 level access doors
- Secure gated site
- **RENT ON APPLICATION**



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



### 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.

It is located approximately 3 miles from Junction 11 of the M60 and 5 miles from Junction 21 of the M6.

### Description

The property comprises of a modern high bay warehouse and benefits from the following:

- Steel portal frame construction
- C8.7m eaves
- 10 dock loading doors
- 3 level access doors
- There is loading on two elevations
- The property sits on a site of 1.78 acres
- Integral offices, WCs and kitchen

### Rental

The property is available on a leasehold basis.

The rent is available on application.

### Legal Costs

Each party will bear their own legal costs.

### Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

### VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

**John Barton** [john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

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