



Oasis Business Centre, Brinell Drive, Irlam, M44 5BL

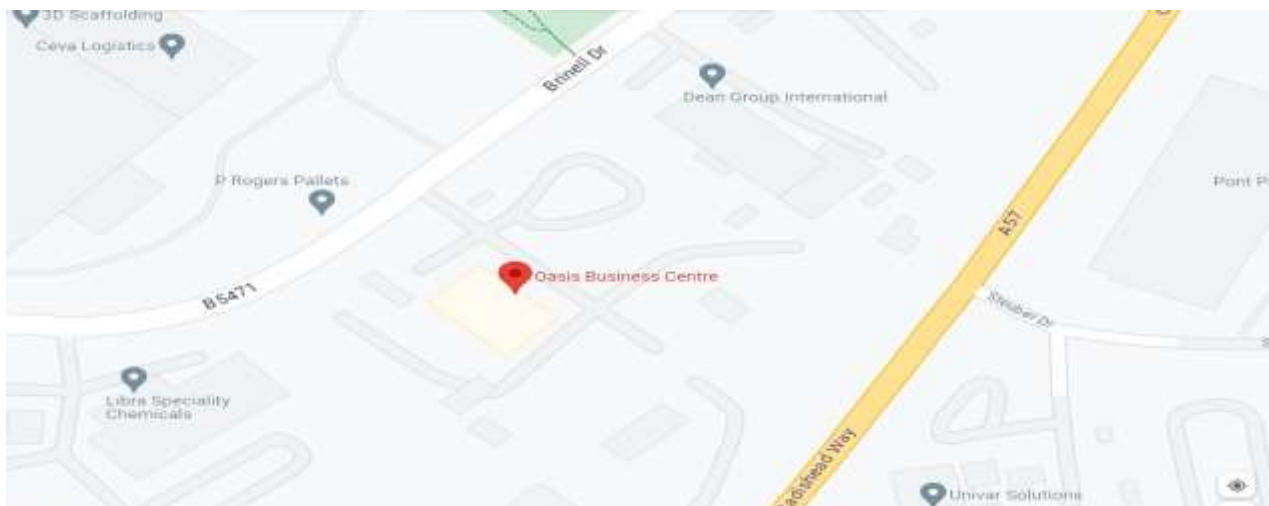
**4,500 Sq ft (inc 2,000 sq ft mezzanine)**

**Warehouse Unit with Offices and Substantial Mezzanine**

- 5m to haunch
- Substantial mezzanine
- Single storey offices
- Male/Female W/Cs and Kitchenette
- **RENT ON APPLICATION**



## Oasis Business Centre, Brinell Drive, Irlam, M44 5BL



### Location

The property is located on the popular Northbank Industrial Estate in Irlam, in a prominent position just off Brinell Drive.

Irlam's location allows excellent access to both the M60 and Manchester to the East as well as the M6 motorway to the West.

Local occupiers include Ceva Logistics and LSE Lighting.

### Description

The unit comprises a modern warehouse with offices and benefits from the following:

- Steel portal frame construction
- Concrete floor
- Roller shutter door leading to concrete apron
- 5 metres to underside of haunch
- Substantial 2,000 sq ft steel frame mezzanine
- Ground floor offices with parking
- Male and Female W/Cs
- Kitchenette
- Fully serviced Gas/Water/Electric
- Sodium lighting

### 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.

### 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)

**Gary Chapman** [gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)