



WARDLEY INDUSTRIAL ESTATE

WORSLEY, M28 2LA

Preliminary Announcement Available Q2 2022
To Let Unit 17 & 18

High Quality Industrial / Warehouse Unit
12,195 Sq Ft (1,133 Sq M)



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 unit is situated within Wardley Industrial Estate and comprises of two units which have been combined to provide one end of terrace, open plan warehouse with offices.



5m eaves



2x Electric Roller shutter doors



Gas fired warm air blowers



Dedicated yard and parking



Single story offices with kitchen

ACCOMMODATION

The unit comprises of 12,195 Sq Ft (1,133 Sq M).

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority regarding business rates.

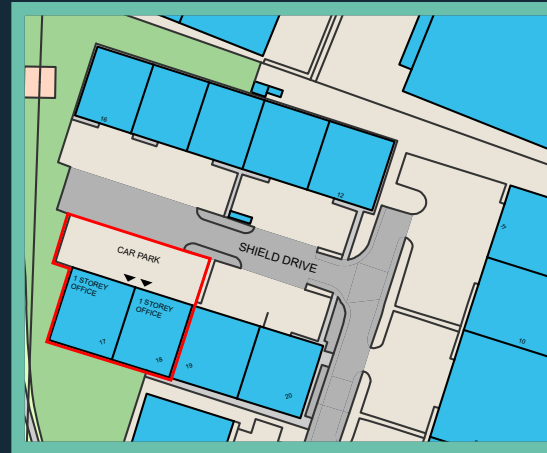
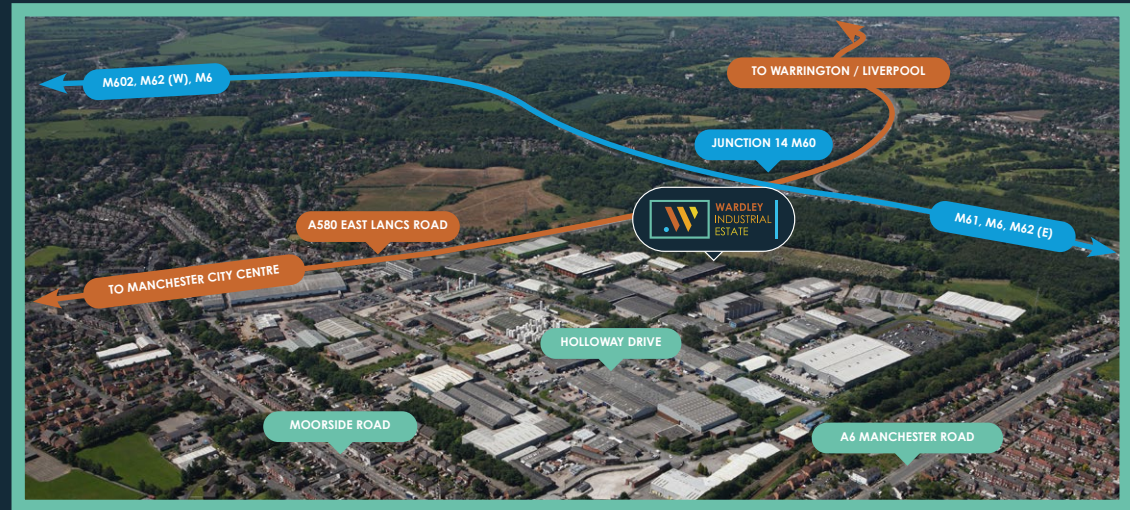
EPC

An EPC is available upon request.

LEGAL COSTS

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

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2023. RB&Co 0161 833 0555. www.richardbarber.co.uk



VIEWINGS

Strictly via appointment with the sole agents, CBRE and Cushman & Wakefield;

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