

# NEW BUILD INDUSTRIAL UNITS AVAILABLE TO LET

**UNIT 1** 30.139 SQFT (2.800 SQ M)

**UNIT 2** 37.706 SQFT (3.503 SQ M)



POWER  
PARK

IRLAM M44 5PP

UP TO 2MVA  
OF POWER  
AVAILABLE
















FRANK PERKINS WAY  
IRLAM  
MANCHESTER  
M44 5PP



## SUMMARY

Power Park Irlam comprises two high quality new build units with an excellent specification that includes;

-  Up to 2MVA of power available
-  Secure fenced site
-  Steel portal frame construction
-  11m eaves height to haunch (14.3m to ridge)
-  x3 level loading doors to each unit
-  35m yards with turning circle
-  Self contained first floor offices
-  51 car parking spaces provided between the two units
-  Bike storage
-  Attractive landscaped perimeter
-  Planning consent for B2 or B8
-  Targeting BREEAM Very Good certification
-  Photovoltaic panels to each unit

## TERMS

The units are available to let on terms to be agreed



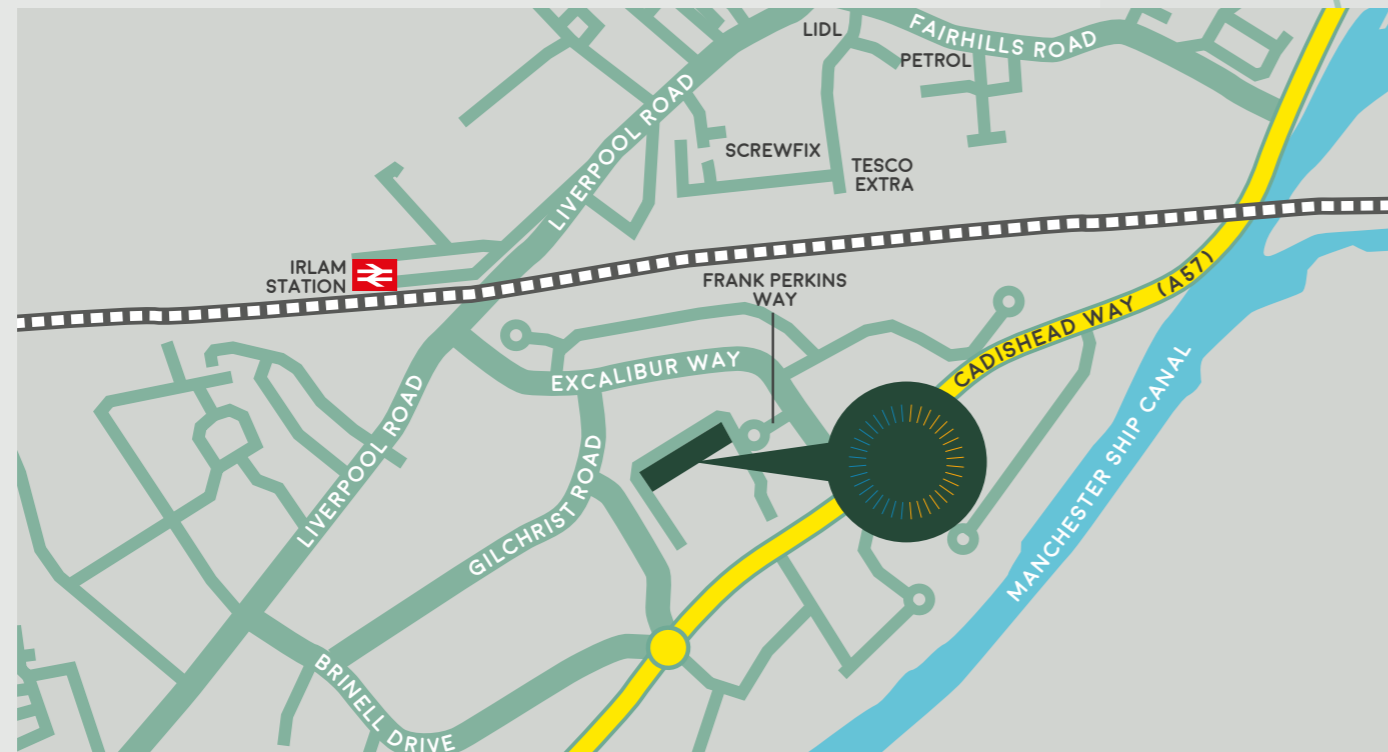
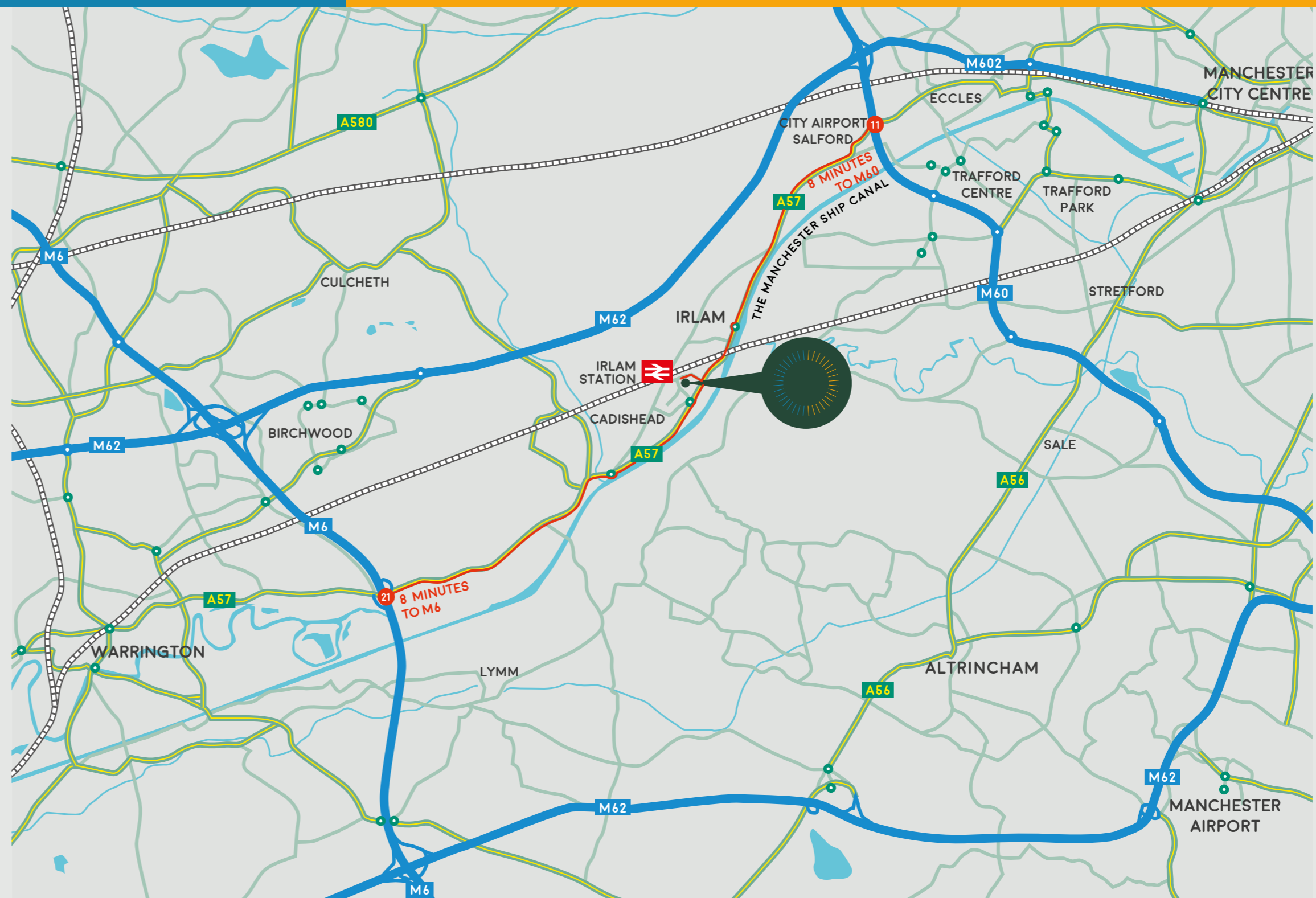


## LOCATION

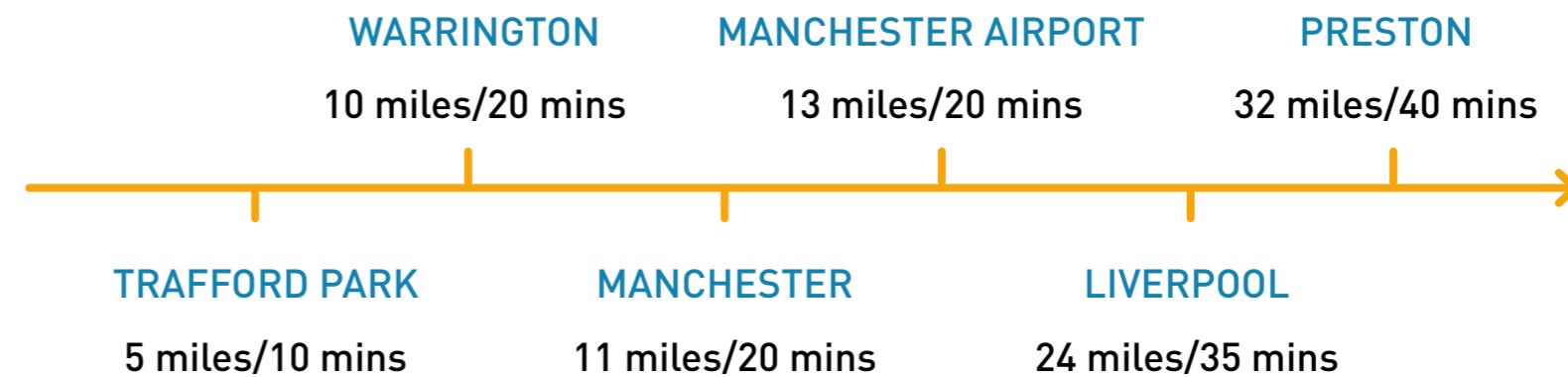
The estate is strategically located in the centre of the North West motorway network and is accessed via the Irlam/Cadishead bypass leading to junction 11 of the M60 motorway and the A57 Liverpool Road leading to junction 21 of the M6 motorway.

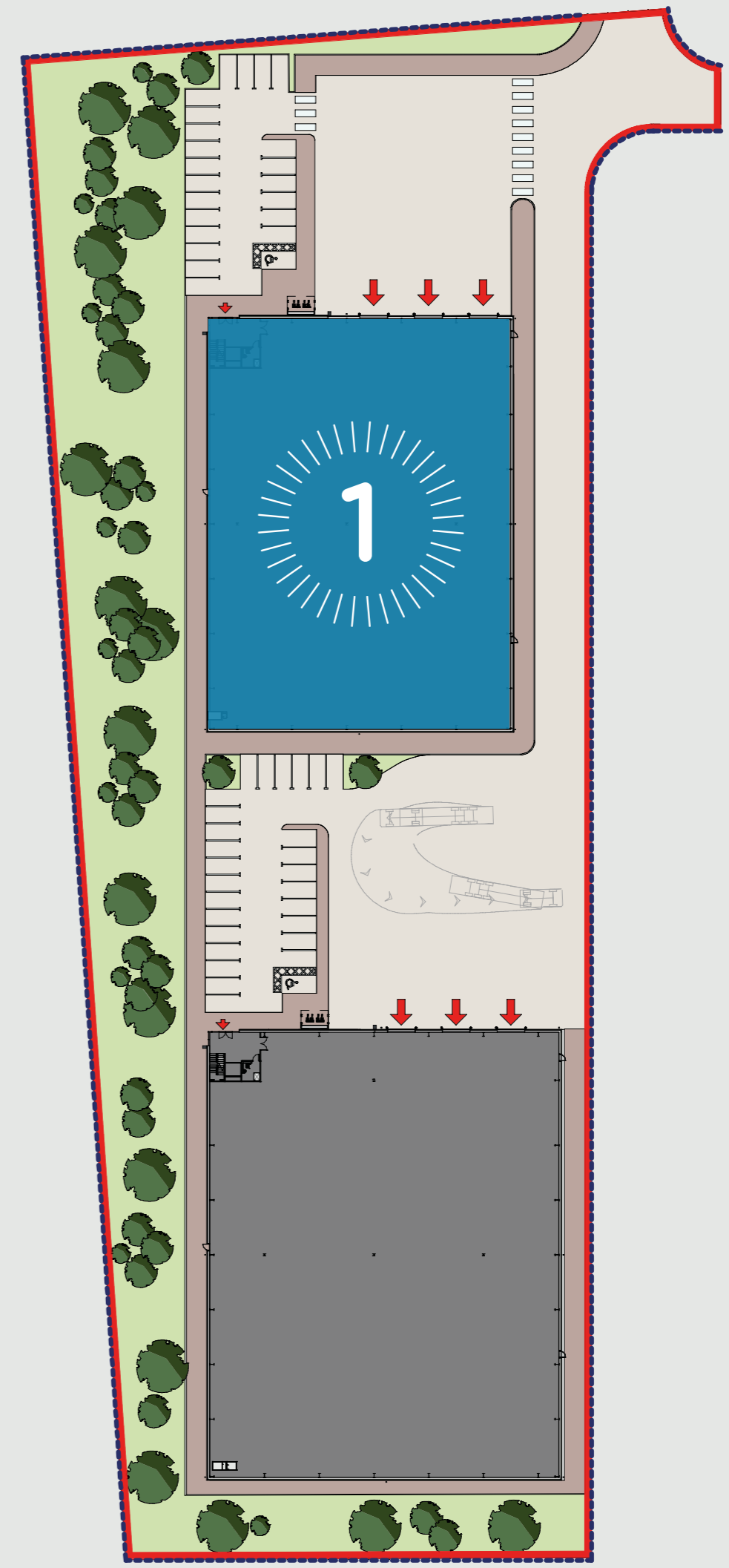
Power Park occupies a prominent position off Excalibur Way and is adjacent to Cadishead Way (A57). Vehicular and pedestrian access route to the site is provided along Excalibur Way and the units are accessed via Frank Perkins Way. The area is an established manufacturing and distribution location ideally situated between Manchester and Warrington.

The estate sits at the heart of the North West motorway network and is accessed via junction 11 of the M60 motorway (3 miles) and the A57 leading to junction 21 of the M6 motorway (4 miles).

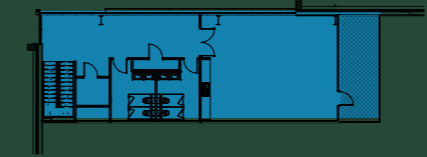
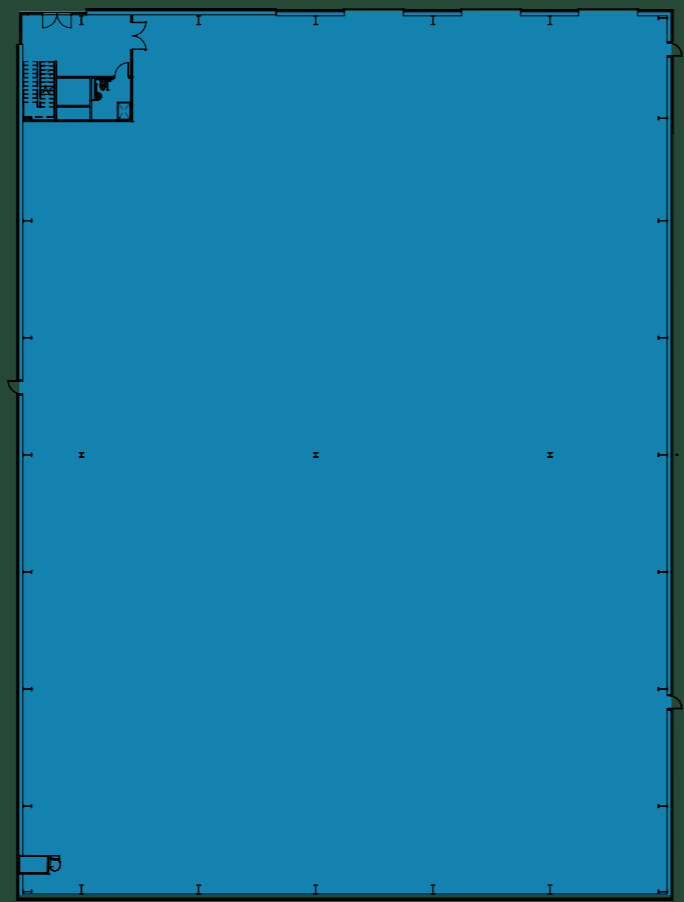


## DRIVE TIMES





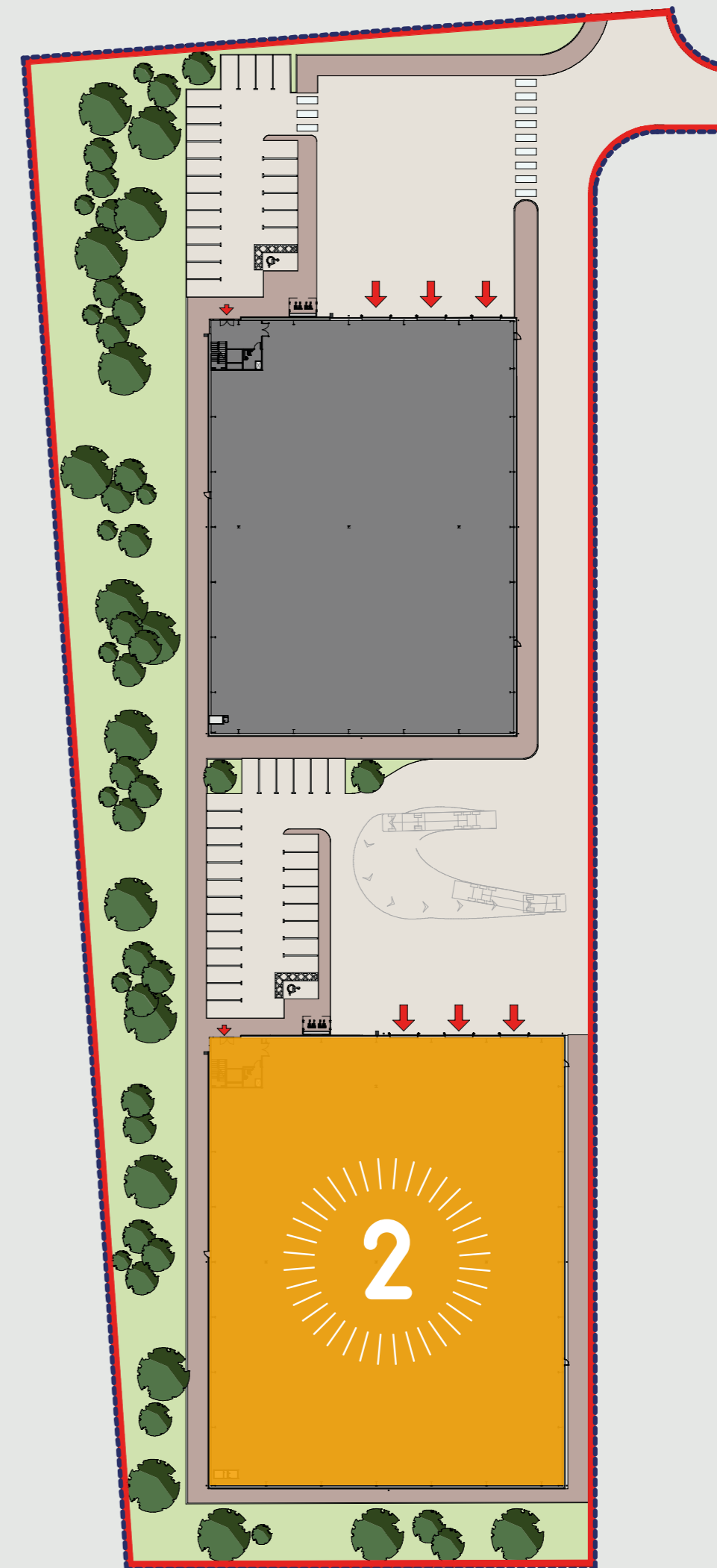
**1**  
POWER  
PARK



Warehouse & ancillary rooms  
28,417 SQ FT (2,640 SQ M)

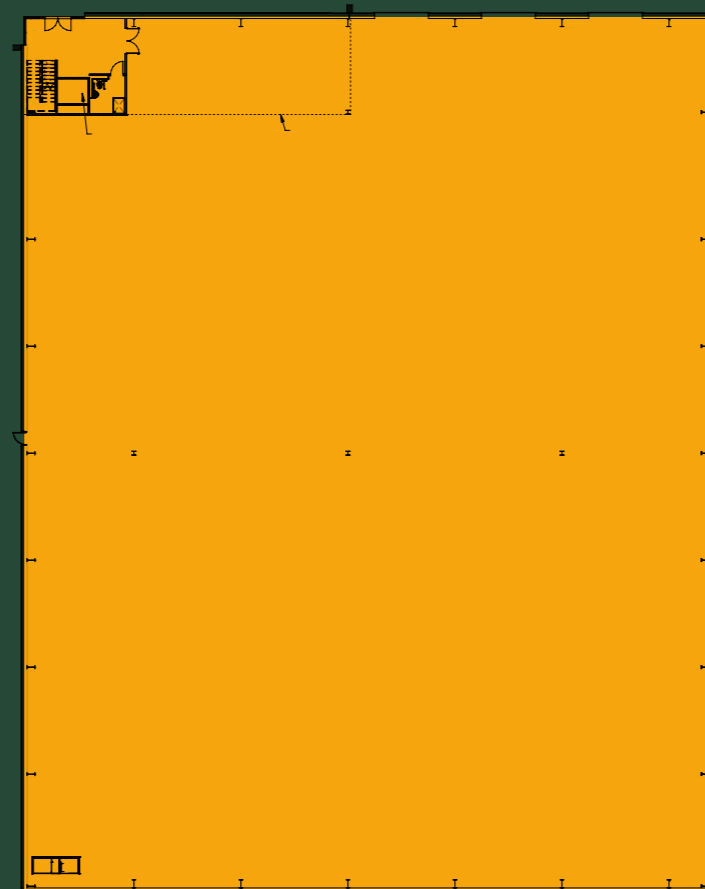
First floor offices  
1,722 SQ FT (160 SQ M)

**Total**  
**30,139 SQ FT**  
**2,800 SQ M**



# 2

POWER  
PARK



Warehouse & ancillary rooms  
35,682 SQ FT (3,315 SQ M)

First floor offices  
2,024 SQ FT (188 SQ M)

**Total**  
**37,706 SQ FT**  
**3,503 SQ M**



A development by



### FURTHER INFORMATION

For further information please contact the joint agents.

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