



Unit 4 Riverpark Industrial Estate

Riverpark Road, Eastlands, Manchester, M40 2XP

Modern Warehouse Unit with a Large Yard

37,120 sq ft
(3,448.56 sq m)

- 7.5 metre clear height
- Dock Level Loading to the front and rear of the building
- Large external parking and yard area
- Good quality internal office area
- Close proximity to Manchester City Centre
- Secure site

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Summary

Available Size	37,120 sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon Enquiry

Description

Block 4 is a modern single storey industrial / warehouse unit of steel portal frame construction, with profile metal clad elevations/roof with a concrete floor. Loading is via a mix of drive in and dock level loading doors (8 in total) to the front and rear of the property. Glazed offices are located to the front of the premises together with male & female toilet facilities. The warehouse is lit by sodium box lighting.

All main services are connected to the premises, including gas and three phase electricity. In addition, the site is fully enclosed and benefits from 24 hour manned security and CCTV.

Externally the site offers a large amount of HGV and car parking with external storage/hard standing and perimeter security fence.

Location

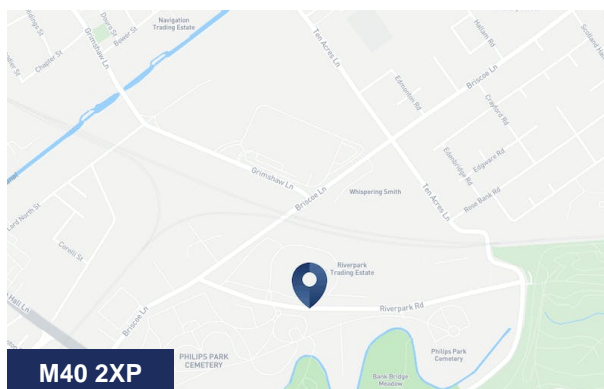
The premises are located on Riverpark Road, off Briscoe Lane, accessed from Alan Turing Way (A6010) which forms part of the Manchester Inner Ring Road in the Eastlands area of Manchester.

Junctions 22 and 23 of the M60 are both approximately 4 miles from the premises via the A62 and A662 respectively. Manchester City Centre is approximately 1.5 miles to the west of the premises

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4	37,120	3,448.56	Available
Total	37,120	3,448.56	



Viewing & Further Information

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