

**UNDER
CONSTRUCTION**



INDICATIVE IMAGE



A57 NORTHBANK IRLAM
JUNCTION 11 **M60** JUNCTION 21 **M6**

A DEVELOPMENT BY



www.espritirlam.co.uk

TO LET

**NEW HIGH SPECIFICATION
INDUSTRIAL UNITS**

**40,000 and 65,250 sq ft
(3,716 and 6,062 sq m)**

PC Q1 2025

ENTER ►



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M6 J21
4.8 miles
8 mins

TALK TALK TECHNOLOGIES

CEVA LOGISTICS

DEAN GROUP INTERNATIONAL

REHAU

DPD

PONT PACKAGING

OMNICELL LTD

TENMAT LTD

OMEGA ENGINEERING LTD

VALUE LIGHTS

DARBY ROAD

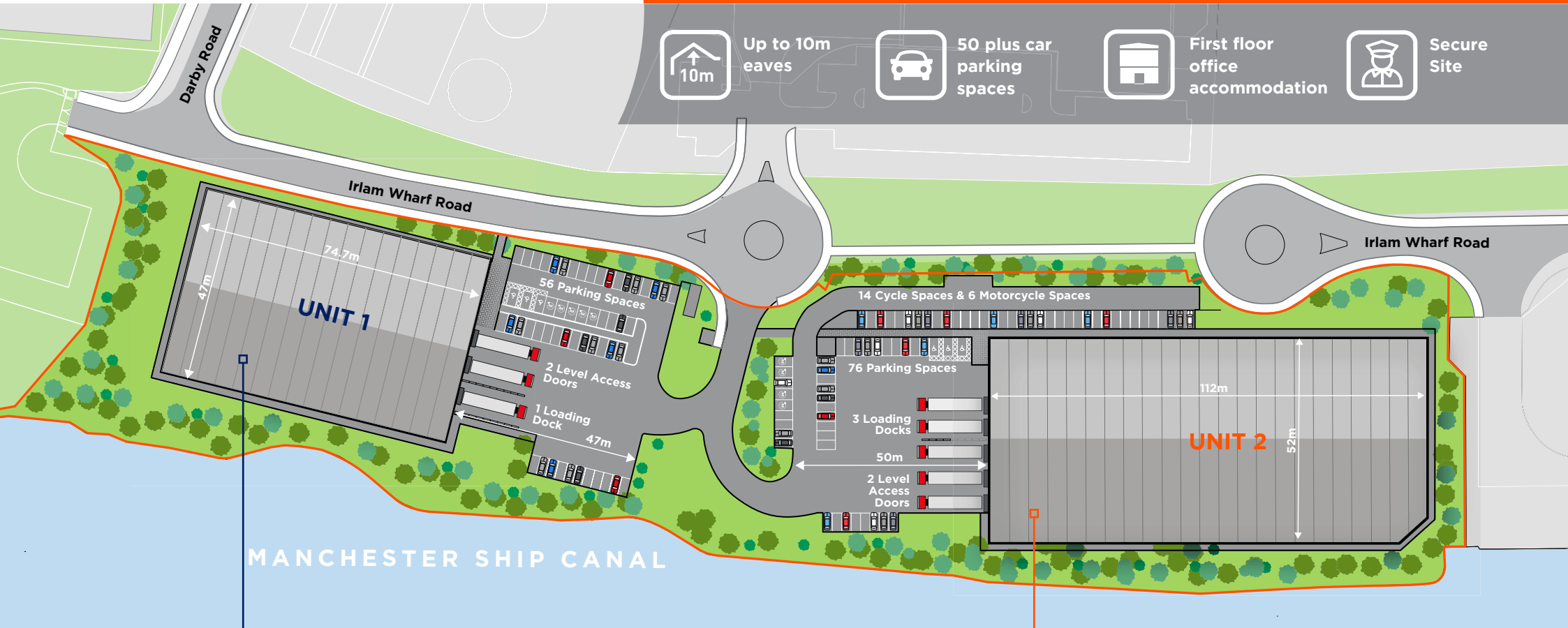
WERIT UK LTD

UPS



M60 J11
4.2 miles
9 mins

esprit comprises two new high quality detached industrial / warehouse units with ancillary offices, substantial yard areas and car parking.



Up to 10m eaves



50 plus car parking spaces



First floor office accommodation



Secure Site

UNIT 1

	sq ft	sq m
Warehouse	37,500	3,484
First Floor Office	2,500	232
Total	40,000	3,716



47m yard depth



1 dock and 2 level access loading doors

UNIT 2

	sq ft	sq m
Warehouse	62,250	5,806
First Floor Office	3,000	279
Total	65,250	6,062



50m yard depth



3 dock and 2 level access loading doors



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M6 Junction 21
4.8 miles / 8 mins
M60 Junction 11
4.2 miles / 9 mins



Manchester Airport
20 mins
Liverpool Airport
45 mins



Irlam to Manchester
28 mins
Irlam to Warrington
14 mins

esprit is located on Northbank Industrial Park, one of the North West's premier industrial locations. Access into and within the estate is excellent with both the M6 and M60 motorways minutes away. Manchester Airport is located just a 20 minute drive away.

esprit is situated in a prominent position on Irlam Wharf Road off the A57, Cadishead Way. The nearby Salford Gateway development area will provide a multimodal freight interchange together with retail and leisure facilities including the new Salford City Stadium.



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TENURE

The completed units will be available on a leasehold basis on terms to be agreed.

VAT

VAT will be applicable.

LEGAL COSTS

Each party to bear their own legal costs associated with the transaction.

CONTACT

For further information please contact the sole agents.



INDICATIVE IMAGE



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