

# Wardley Industrial Estate Manchester

Available to Let  
Warehouse

6,833 - 36,862 sq ft ( 635 - 3,425 sq m )

LED lighting



Three-phase electricity



5.5 m eaves height



Office/amenity block



New Roof



To be refurbished

# Wardley Industrial Estate

Priestley Road, Manchester, M28 2NY



## Description

Wardley Industrial Estate offers light industrial warehouse units of concrete and steel frame construction, with brick and steel profile clad elevations, and single pitched roofs. The properties benefit from integral office/amenity blocks and a secure yard to the front elevations for vehicular access and parking.

The units are subject to an extensive refurbishment programme.

## Location

Wardley Point is located at Fallons Road which links with the main estate road, Holloway Drive, through Wardley Industrial Estate.

The estate provides immediate access to the A580 East Lancashire Road and is within 1 mile of the intersection of the M61 and M62 motorways and within 2 miles of junction 13 of the M60 orbital motorway.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

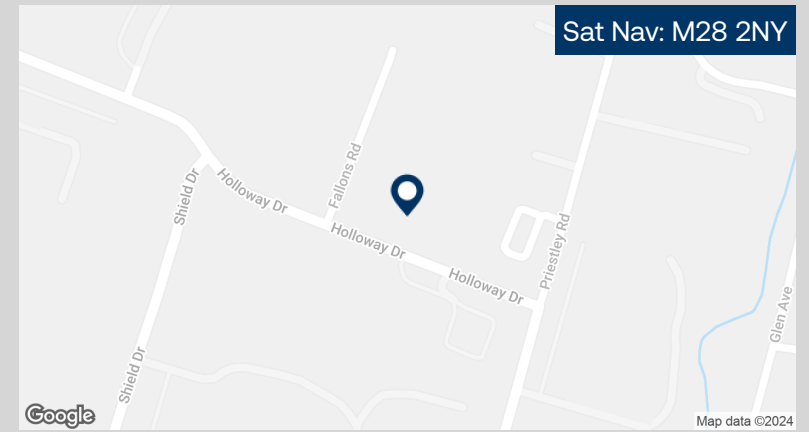
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit B1	Warehouse	11,119	1,033	Immediately
Unit B5	Warehouse	7,804	725	02/09/2024
Unit C1	Warehouse	11,106	1,032	02/09/2024
Unit D7	Warehouse	6,833	635	02/09/2024
Total		36,862	3,425	

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