

Mileway

Fairhills Trade Centre Manchester

Available to Let
Warehouse
4,270 - 27,507 sq ft (397 - 2,556 sq m)



8 mi from Manchester City Centre



Office accommodation



Modern warehouse



6 m eaves height



Secure estate

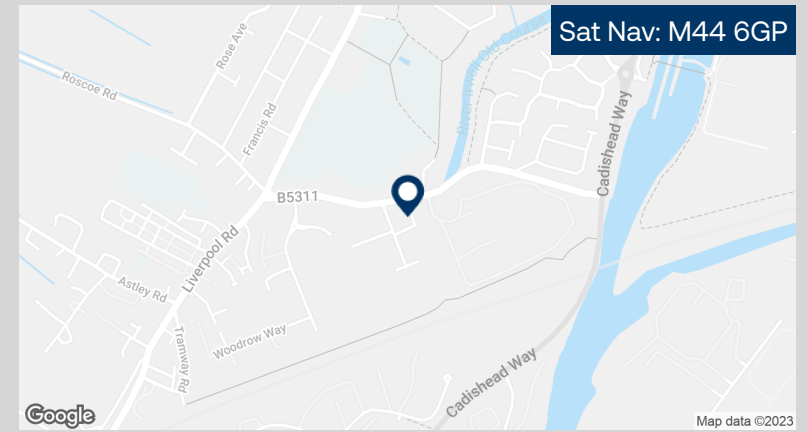


Electric roller shutter door



Fairhills Trade Centre

Soapstone Way, Manchester, M44 6GP



Description

Located 8 miles from Manchester City Centre, these modern high bay warehouses are part of a secure, gated site. The units are of steel portal frame construction, benefitting from 6.1 m eaves and 30 kN per m2 floor loading and are accessed through an electric roller shutter door. Each unit offers its own office space.

Location

Fairhills Trade Centre is situated in an excellent location on Soapstone Way, with direct access to the A57 via Fairhills Road.

Irlam is a town within Greater Manchester located 8 miles West of Manchester City Centre and 11 miles East of Warrington. The town lies adjacent to the A57, a key arterial route linking the M60 and M6 motorways. It is located approximately 3 miles from Junction 11 of the M60 and 5 miles from Junction 21 of the M6.

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.

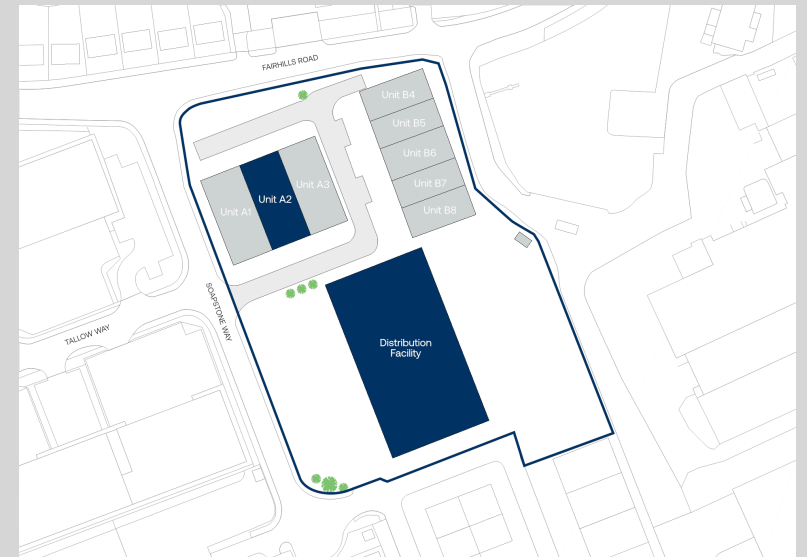
Viewing / Further Information

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Accommodation:

| Unit | Property Type | Size (sq ft) | Size (sq m) | Availability | Rent |
|--------------|---------------|---------------|--------------|--------------|------|
| Unit 9 | Warehouse | 23,237 | 2,159 | Under offer | |
| Unit A2 | Warehouse | 4,270 | 397 | 12/05/2024 | Q3 |
| Total | | 27,507 | 2,556 | | |

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