

TO LET

INDUSTRIAL / WAREHOUSE UNIT



WARDLEY
INDUSTRIAL ESTATE



INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARD

Unit 7
14,330 sq ft

- End terrace unit
- 7m eaves
- Two Electric roller shutter loading doors
- Two storey offices



WARDLEY
INDUSTRIAL ESTATE,
WORSLEY, M28 2LA

0161 375 6000

www.b8re.com

B8
REAL ESTATE



LOCATION

The property is located on Shield Drive on the popular Wardley Industrial Estate which is located directly off the East Lancashire Road (A580) and less than 1 mile from junctions 14 and 15 of the M60 Manchester Orbital. Manchester City Centre is located approximately 5 miles to the South East.

SPECIFICATION

The subject property comprises a mid terrace industrial/warehouse unit which benefits from the following specification:

- 7m eaves
- Two Electric roller shutter loading doors
- Warehouse lighting
- Two storey offices
- Dedicated loading and car parking
- Secure gated site

The unit extends to a gross internal area of 14,330 sq ft.

BUSINESS RATES

Prospective tenants are advised to make their own inquiries with the relevant local authority.



LEGAL COSTS

Each party to bear their own legal costs in relation to this transaction.

EPC

An EPC is available upon request.

VIEWINGS

Strictly via appointment with the sole agents, B8 Real Estate

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