

**DETACHED HIGH QUALITY INDUSTRIAL/WAREHOUSE UNITS  
WITH SECURE YARDS**



**CARRINGTON**

GATEWAY

MANCHESTER

M31 4RN

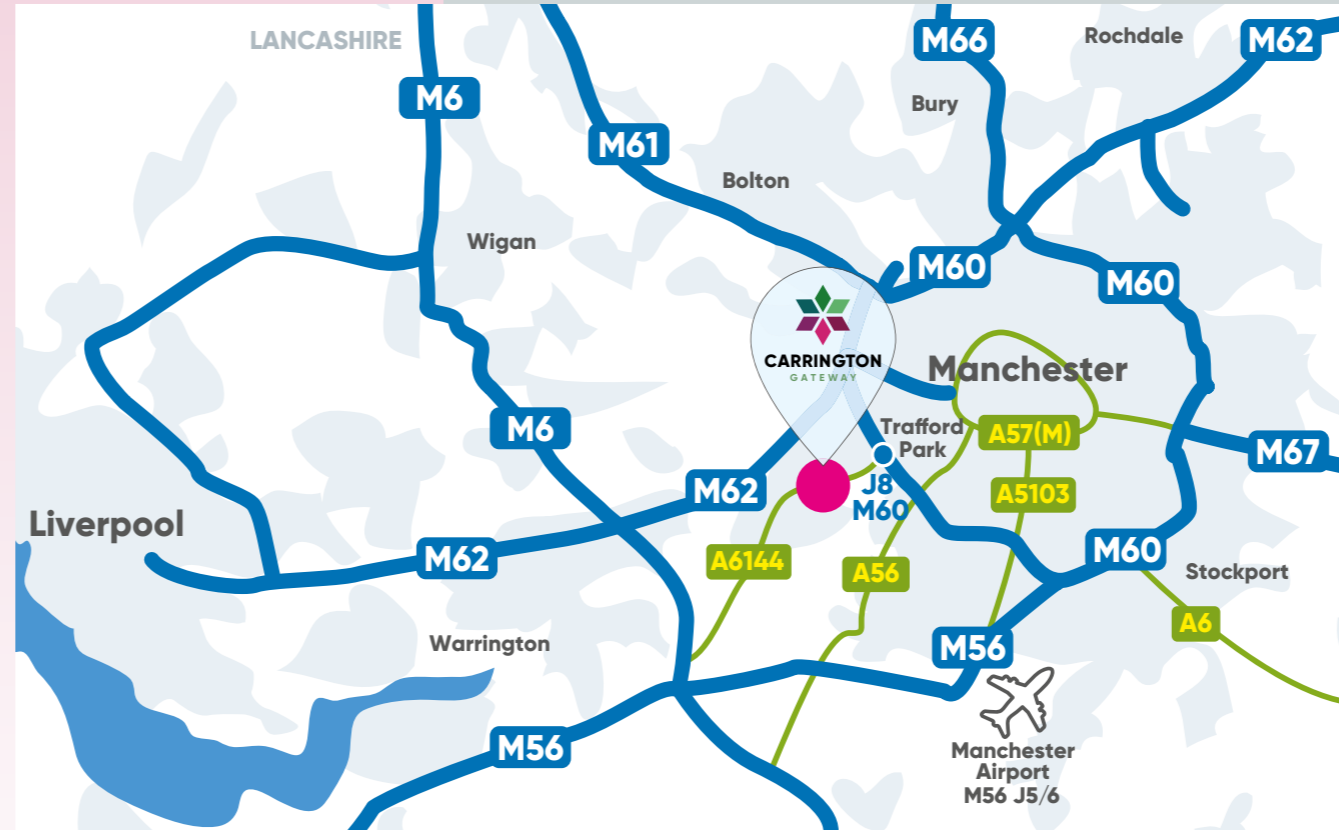
**UNIT 4  
12,323 SQ FT**

**LAST  
TWO UNITS  
TO LET**

**UNIT 6  
10,469 SQ FT**



**LOCATION MANCHESTER ROAD, CARRINGTON M31 4RN**



- ▶ Strategic location in south west Manchester, 15 minutes from Manchester Airport
- ▶ 20 minutes from Manchester City Centre.
- ▶ Highly accessible 3 miles west of junction 8 of the M60 orbital motorway.
- ▶ Easy access to the M56, M62, M6 and M61 motorways.



**2.3 MILLION**  
PEOPLE LIVE WITHIN  
A 30 MIN DRIVE



**6.5 MILES**  
TO MANCHESTER  
AIRPORT



**60%**  
OF UK  
**BUSINESSES**  
WITHIN A 2 HR DRIVE



**20 MINS**  
TO MANCHESTER  
CITY CENTRE



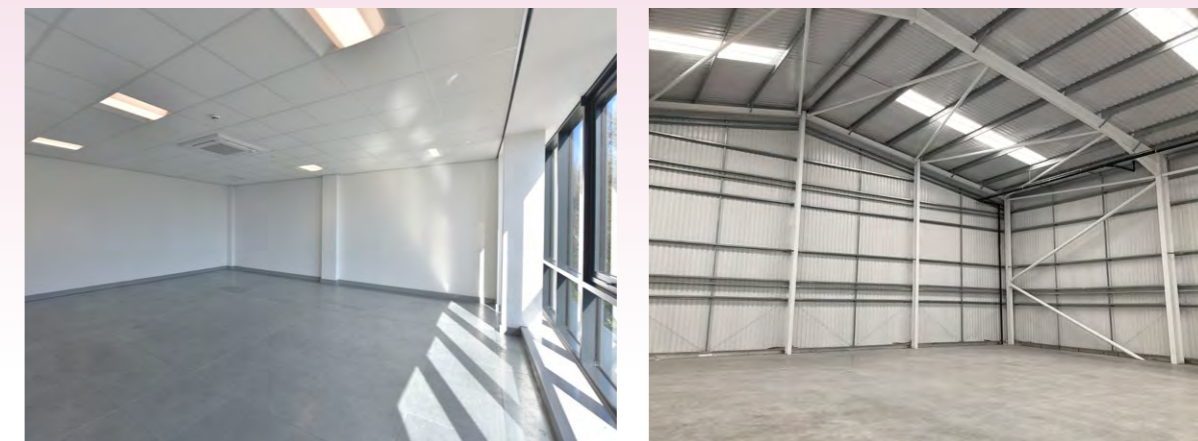
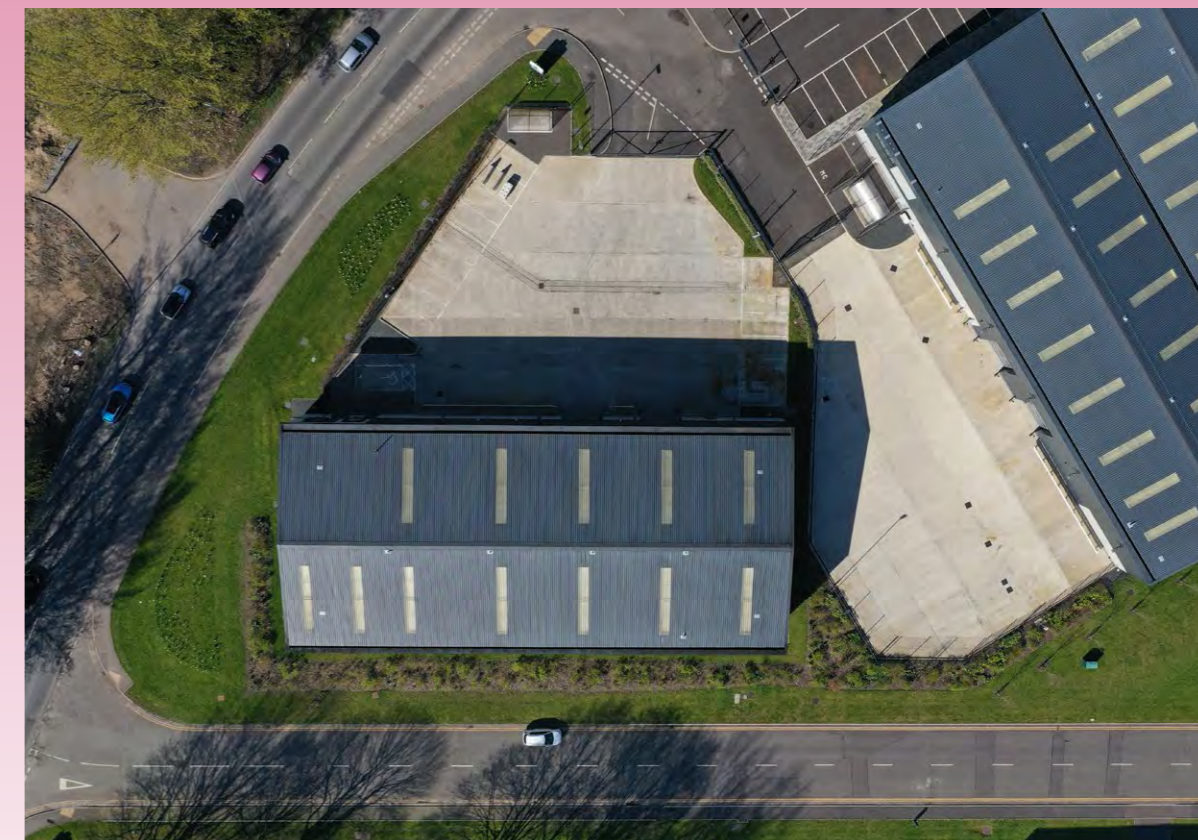
**DRIVE TIMES**

- MANCHESTER AIRPORT**  
**6.5 MILES**  
(15 MINS)
- MANCHESTER CITY CENTRE**  
**10 MILES**  
(20 MINS)
- WARRINGTON TOWN CENTRE**  
**10 MILES**  
(20 MINS)
- LIVERPOOL JOHN LENNON AIRPORT**  
**27 MILES**  
(45 MINS)
- PORT OF LIVERPOOL**  
**28 MILES**  
(45 MINS)
- BIRMINGHAM CITY CENTRE**  
**80 MILES**  
(1 HR30 MINS)

**UNIT 4**



**UNIT 4**



**Steel portal framed buildings**



**Power capacity 70kVA**



**Landscaped environment**



**Eaves height 6.5 metres**



**Office content 7.8%**



**Gated yard 33m x 26m**



**Floor loading 37.50 kN per sq m**



**2 sectional overhead loading doors to warehouses 4m x 5m high**



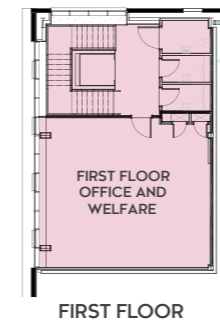
**15 on-site parking spaces**



**Roof lights 10% to warehouse**



**BREEAM rating 'Very Good'**



# UNIT 6

WAREHOUSE

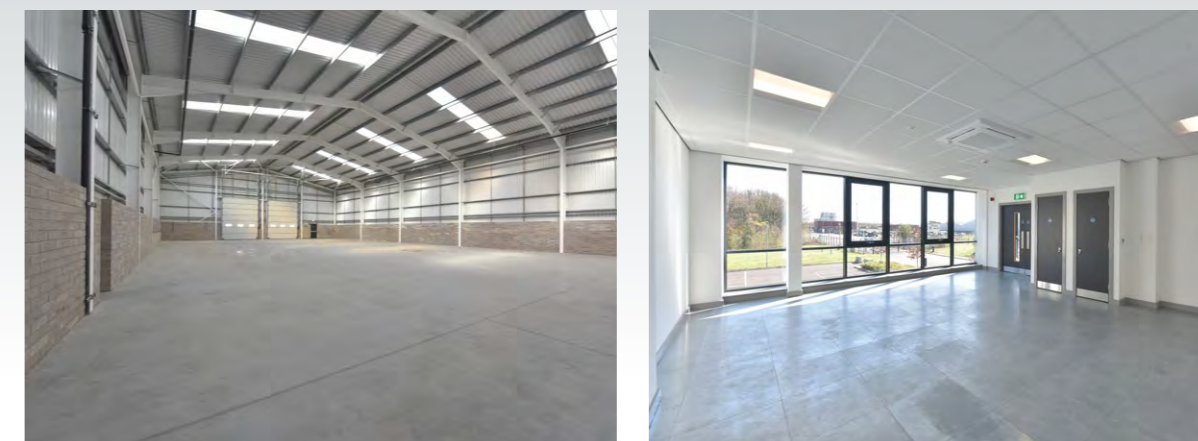
**9,518 SQ FT**

OFFICE

**951 SQ FT**

TOTAL

**10,469 SQ FT**



Steel portal framed buildings



Power capacity 70kVA



Landscaped environment



Eaves height 6.5 metres



Office content 8.3%



Gated yard 26m x 26m



Floor loading 37.50 kN per sq m



2 sectional overhead loading doors to warehouses 4m x 5m high



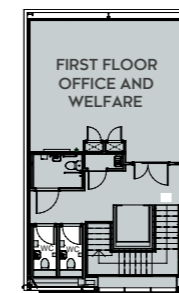
20 on-site parking spaces



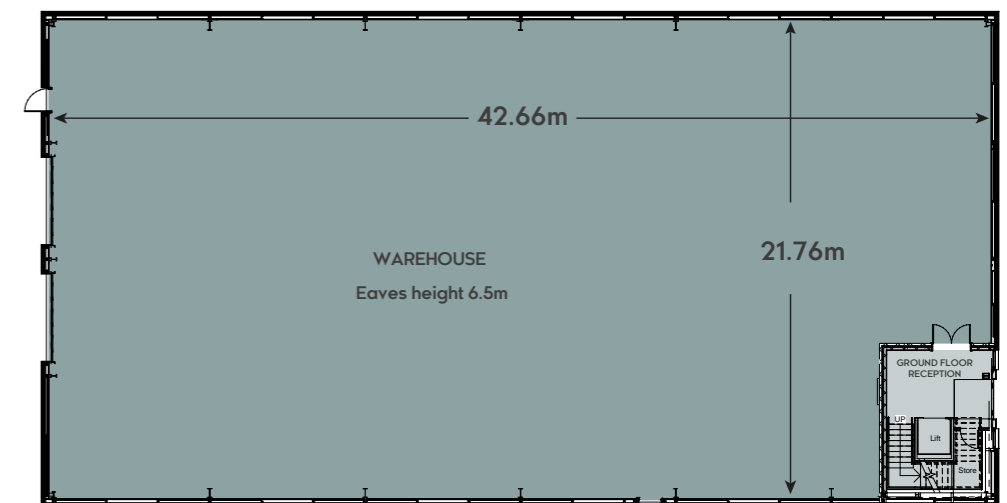
Roof lights 10% to warehouse



BREEAM rating 'Very Good'



FIRST FLOOR



GROUND FLOOR

UNIT 4



UNIT 6



UNIT 4



UNIT 6



## FURTHER INFORMATION

### TERMS

The units are available to let for term of years to be agreed.

### RENT

Please contact the letting agents for further information.

### VAT

Vat will be payable upon any transaction at the applicable rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs in any transaction.

### EPC

Full EPC reports are available upon request.

### FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents:

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*Wain*  
ESTATES

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