



DETACHED HIGH QUALITY INDUSTRIAL / WAREHOUSE UNITS WITH SECURE YARDS

UNIT 4
12,323 SQ FT

LAST TWO UNITS TO LET

UNIT 6
10,469 SQ FT



UNIT 4

WAREHOUSE
11,366 SQ FT
OFFICE
957 SQ FT
TOTAL
12,323 SQ FT



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



Good Office Content



Gated yard areas



Floor loading 37.50 kN per sq m



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



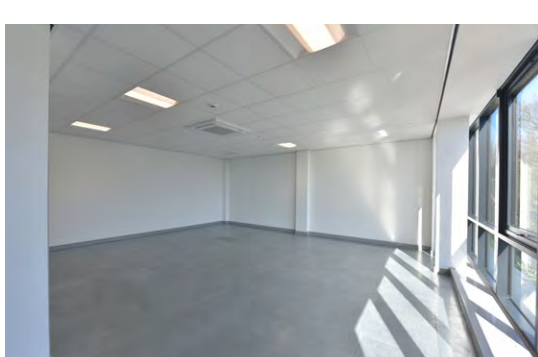
Excellent on-site parking spaces



Roof lights 10% to warehouse



BREAM rating 'Very Good'



LOCATION

- ▶ 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.

DOWNLOAD BROCHURE

FURTHER INFORMATION

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

Nathan Khanverdi
nathan.khanverdi@colliers.com
07594 091 365

Rachel Lever
rachel.lever@colliers.com
07395 370 317

Robert Kos
robert.kos@jll.com
07709 846 930

Richard Johnson
richard.johnson@jll.com
07980 837 328



Sent by Richard Barber & Company on behalf of Colliers and JLL. Richard Barber & Company have updated our Privacy.

Policy in line with the new General Data Protection Regulation (GDPR). This can be viewed online Privacy Policy and this sets out the rights you have in relation to your personal data including your right to view or request the removal of your data. Please email privacy@richardbarber.co.uk with any requests or for further information.