

# UNIT 8 | FAIRHILLS BUSINESS PARK

WOODROW WAY | IRLAM | M44 6ZQ

**15,556 SQFT** (1,445 SQM)



MULTI-PURPOSE BUSINESS & INDUSTRIAL UNIT

# FAIRHILLS | BUSINESS PARK

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Indicative Image



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**FAIRHILLS** | **BUSINESS PARK** is prominently located within Irlam's well-established business and industrial district; adjacent to excellent facilities which include a Tesco Extra and other general town centre amenities.

Unit 8 on Woodrow Way is offered fully refurbished and comes fitted with integral toilets and offices. The unit also benefits from electrically operated loading doors with a separate personnel door, and perimeter fencing is installed to securely enclose the yard area.

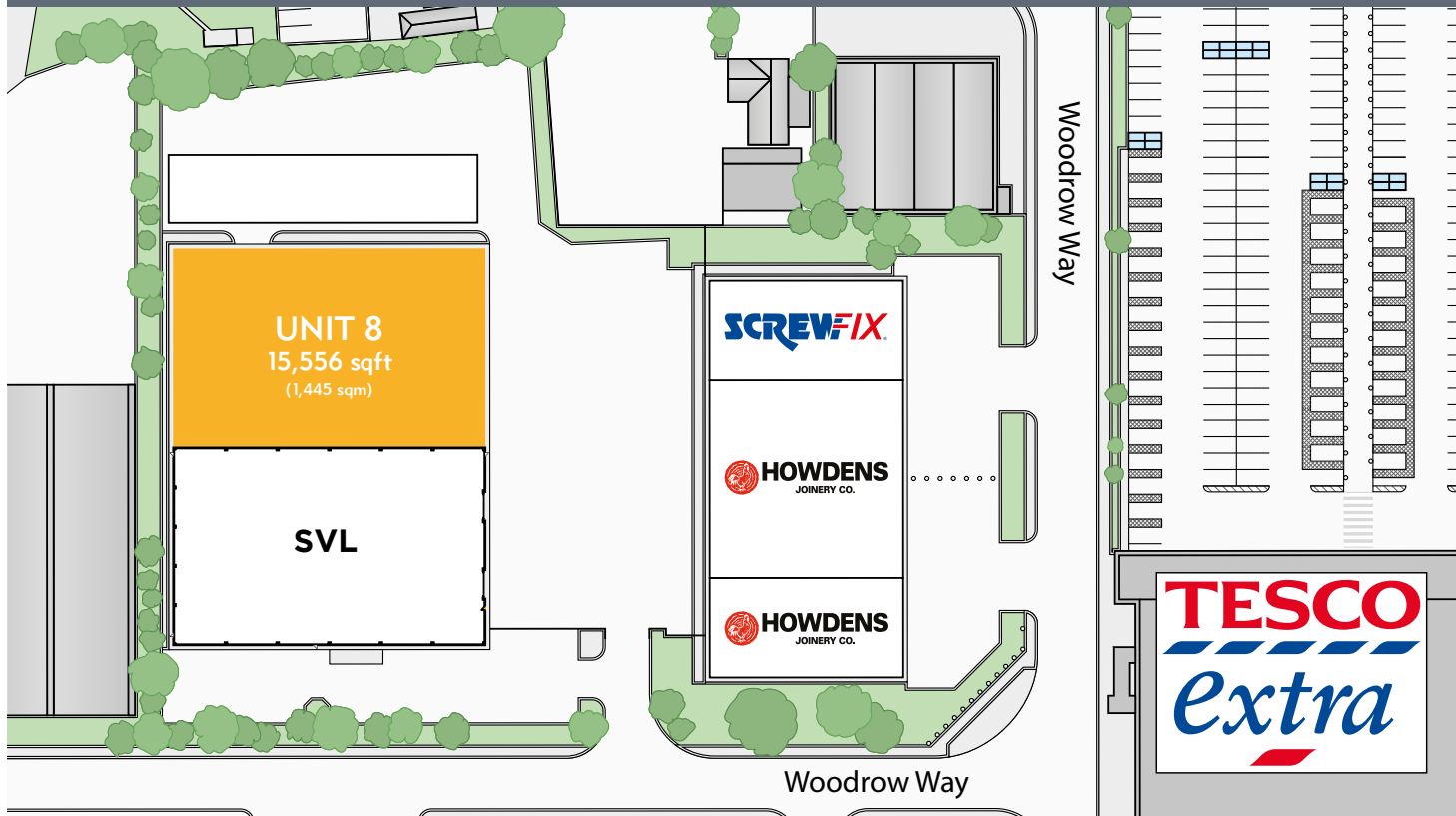
Less than a quarter of a mile from the A57, the premises can be easily accessed by large commercial vehicles on regional and national transport networks with direct links to Liverpool, Manchester, Leeds and Warrington on the M62 and, routes North and South via the M6.

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## SPECIFICATION

- Multi-purpose business & industrial unit
- Integral office(s) and WC's
- Enclosed yard area
- Two electric roller shutter loading doors (4m wide by 4.5m high)
- Steel portal frame construction
- Internal blockwork walls to 2.5m with profile metal clad elevation to eaves height
- Pitched roof incorporating 10% translucent roof lights
- 5m to the underside of the haunch, increasing to approx 7m at the apex
- High bay sodium lighting
- Gas blower heaters
- Upto 700 kva power available
- Secure separate car parking
- On-site amenities
- Excellent motorway proximity



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## LOCATION

Unit 8 is situated on Fairhills Business Park, facing the Tesco Extra car park on Woodrow Way, Irlam with access to Junction 11 of the M60 motorway (located 3 miles to the East) and Junction 21 of the M6 motorway (within 4 miles to the West).

 **M44 6ZQ**

## APPROXIMATE DISTANCES BY ROAD

M60 – Junction 11	3 miles
M6 – Junction 21	4 miles
THE TRAFFORD CENTRE	4 miles
WARRINGTON	7 miles
MANCHESTER city centre	10 miles
MANCHESTER AIRPORT	14 miles
STOCKPORT	15 miles



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DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors/Lessors and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (0124)

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