

# Roundthorn Industrial Estate Manchester

Available to Let  
Warehouse  
6,442 - 27,749 sq ft ( 598 - 2,577 sq m )



LED lighting



Three-phase electricity



Secure yard with parking



5.75 m minimum eaves



High quality integral offices

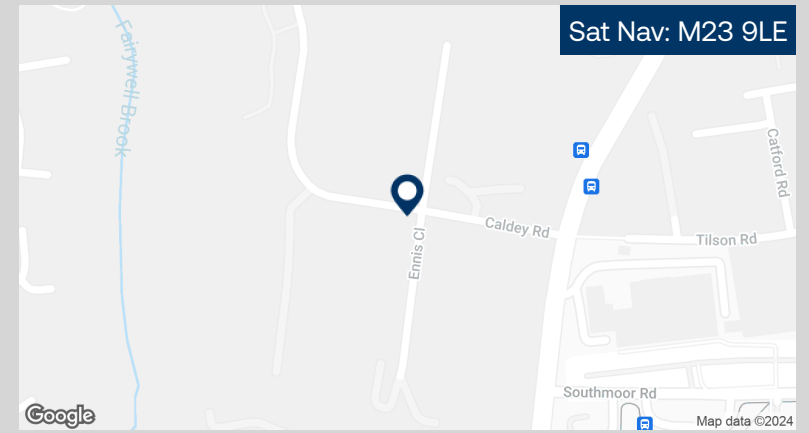


2 mi of J5 M60 and J3 & 4 M56



# Roundthorn Industrial Estate

Ennis Close, Manchester, M23 9LE



## Description

The estate provides a variety of industrial accommodation ranging in size from 5,496 to 45,283 sq ft. The units will be refurbished to a high specification and finish to provide quality warehouse and office areas.

The established Enterprise Park is located at the centre of the Roundthorn Industrial Estate, one of South Manchester's most established industrial and commercial areas.

## Location

The estate benefits from excellent transport connections as it is located within 2 miles of J5 M60 and J3&4 of the M56.

International Airport is within close proximity, located approximately 3 miles to the South East. The estate is also now connected by the Metrolink which has a dedicated stop at Roundthorn Industrial Estate connecting to locations including Manchester Airport and Manchester City Centre.

The estate is an established service centre for Manchester Airport, which lies approximately 3 miles to the South East, providing easy access into Manchester City Centre via the A5103 (Princess Parkway).

## 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
Unit B1	Warehouse	21,307	1,979	Immediately
Unit H2	Warehouse	6,442	598	Immediately
<b>Total</b>		<b>27,749</b>	<b>2,577</b>	

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