

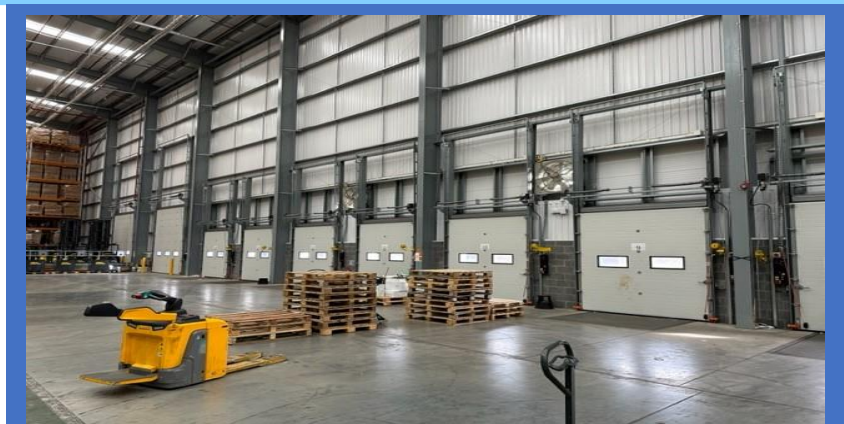


Omega Drive, Northbank Industrial Estate, Irlam

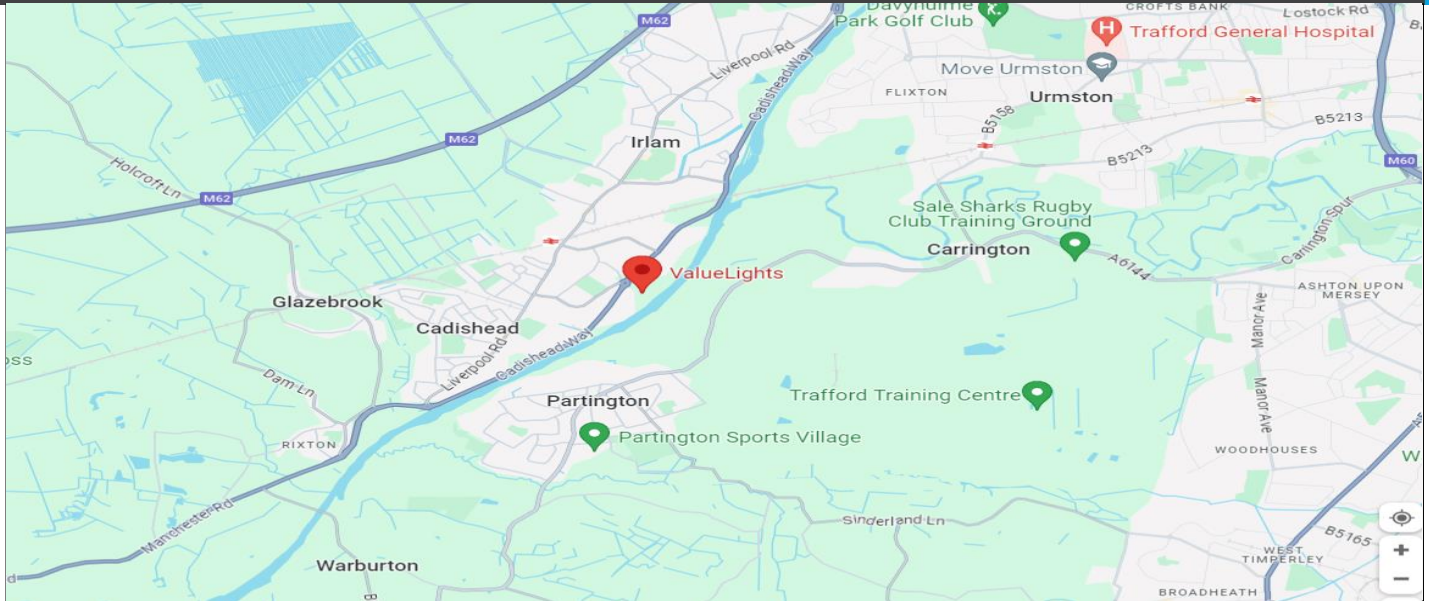
**8,000 pallet spaces and 1.1 acres (approx.)**

Managed Grade A Warehouse Solutions plus additional storage land

- 24/7 access
- Close to M6 and M60
- Pallet storage/ Pick and Pack
- Fully racked and sprinklered
- Plus 1.1 acres storage land



## Omega Drive, Northbank Industrial Estate, Irlam



### Location

The unit is located on Northbank Industrial Estate, one of the North West's premier industrial locations. Access into and within the estate is excellent with both the M6 and M60 motorways minutes away. Manchester Airport is located just a 20 minute drive away. The property is in a prominent position, adjacent to the principal entrance to the estate at the junction of Brinell Drive and Cadishead Way

### Description

- 8000 pallet spaces with flexible solutions available
- Fully racked and sprinklered facility
- 15m to underside of haunch
- 14 dock loading doors
- 24 hour manned security access controls and CCTV
- Very competitive pricing
- Value add services – break out areas, meeting rooms etc as required
- **Additional 1.1 acres of concreted open storage land available separately.**



### Rental

The land is available on a leasehold basis only, for a term to be agreed.

The rent per annum/ per acre is available on application.

### Legal Costs

Each party will bear their own legal costs.

### VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

John Barton [john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

Gary Chapman [gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)