

71 Shentonfield Rd, Sharston, Wythenshawe, M22 4RW



LOCATION

The property is prominently located within the well-established Sharston Industrial Estate. The estate provides direct access to Junctions 2 and 3 of the M56 Motorway, and Junction 4 of the M60 Motorway. The M56 Motorway provides direct access to Manchester International Airport and the M6, whilst the M60 Motorway allows access to Greater Manchester Conurbation.

DESCRIPTION

- Detached unit
- 1 Level access loading door
- Steel truss frame construction
- First Floor offices
- All mains services provided
- Car parking to front of unit
- Secure rear yard
- CCTV

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th edition). The following gross internal floor areas have been calculated.

Warehouse: 8,372 sq ft
First Floor Offices: 1,035 sq ft
TOTAL: 9,407 sq ft

TERMS

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£7.50 per sq ft



VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 07970 072128** or contact Mark Sillitoe at ms@willsill.co.uk

**Subject to contract
February 2024**



**“ Excellent Motorway and
Airport links”**

**TO LET
INDUSTRIAL/WAREHOUSE UNIT
9,407 SQ FT**

01625 800066