

TO LET

WAREHOUSE/INDUSTRIAL UNITS
1,918 - 6,401 SQ FT (178 - 594 SQ M)



IRLAM BUSINESS CENTRE

SOAPSTONE WAY | IRLAM | MANCHESTER | M44 6RA

IRLAM BUSINESS CENTRE

SOAPSTONE WAY | IRLAM | MANCHESTER | M44 6RA



TO LET
**WAREHOUSE/
 INDUSTRIAL UNITS**
1,918 - 6,401 SQ FT
(178 - 594 SQ M)



DESCRIPTION

Irlam Business Centre is a modern, purpose built, multi-let industrial estate which is arranged across 4 terraces. There are 12 units ranging in size from 1,918 sq ft up to 6,401 sq ft.

The estate provides high quality units of traditional steel portal frame construction beneath a pitched metal roof.

The units are situated on a secure, gated site providing excellent circulation and loading provision, together with ample car parking.

SPECIFICATION

- Established location
- First floor level offices or storage use
- Electrically operated loading doors
- Eaves height of 6.1m to 7.6m
- 30kn per sq m floor loading
- 3 Phase electricity



ACCOMMODATION

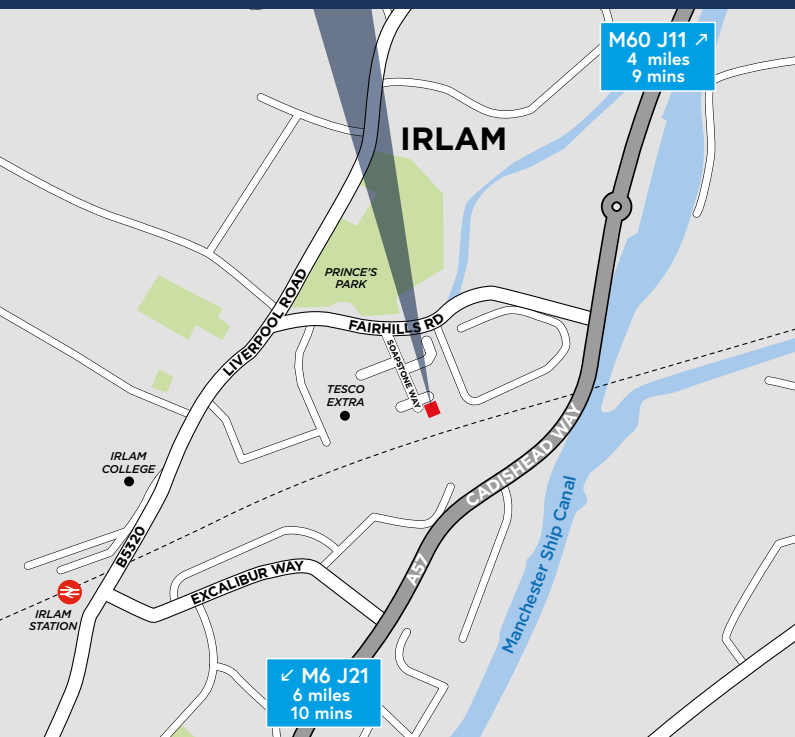
Description	Sq ft
Unit 10-11	6,401
Unit 12	3,153
Unit 15	2,705
Unit 19	1,918
Unit 21	1,920
Unit 22	2,256
Unit 23	2,257
Unit 29	3,495
Unit 30	3,359
Unit 31	3,359
Unit 32	3,359
Unit 33	3,797
Total	37,979

SITE PLAN





IRLAM BUSINESS CENTRE | M44 6RA



LOCATION

Irlam Business Centre is situated in an excellent location off Soapstone Way, which provides easy access to the A57 via the B5311, Fairhills Road.

Irlam is a town within Greater Manchester, located approximately 11 miles to the West of the City Centre. The estate benefits from good transport links with the A57 providing links to the M60 and M6 motorways.

There are also a range of nearby amenities, including Tesco Extra and Lidl Supermarket within a 7 minute walk. In addition there is a variety of eateries along the B5320, Liverpool Road within a 10 minute walk.

EPC

The EPC ratings on the available units range from B36 - D87. Copies of individual EPC's are available upon request.

TRAVEL DISTANCES

Location	miles	mins	
Manchester City Centre	11	30	
Junction 11, M60	4	9	
Junction 21, M6	6	10	
Trafford Centre	5	12	
Manchester Airport	14	20	



EXCELLENT TRANSPORT LINKS WITH IRLAM TRAIN STATION WITHIN 5 MINUTES



AMENITIES ON YOUR DOORSTEP WITH A TESCO EXTRA DIRECTLY OPPOSITE

TERMS / RENT / OTHER CHARGES

For more details please contact one of the joint letting agents.

VIEWING & FURTHER INFORMATION

For current availability or to arrange a viewing please contact one of the joint letting agents.

Roberts Vain Wilshaw CHARTERED SURVEYORS
01925 205060
www.rvwcs.co.uk

N T
NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK
01257 238666

MISREPRESENTATION ACT: Northern Trust and Roberts Vain Wilshaw on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Northern Trust and Roberts Vain Wilshaw has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Northern Trust and Roberts Vain Wilshaw. August 2023. Designed and produced by Creativeworld Tel 01282 858200.