

Mileway

Shepley Industrial Estate South Manchester

Available to Let
Warehouse
12,796 sq ft (1,189 sq m)



Close to Manchester



On-site parking



Loading doors



Close to M60 and M67



Refurbished units available



CCTV on site



Shepley Industrial Estate South

Audenshaw, Manchester, M34 5DR



Description

Shepley Industrial Estate offers a range of industrial and warehouse units, some of which have been comprehensively refurbished.

The units are available in a range of sizes and provide clear open space production or warehousing space with loading doors and ancillary facilities. The eaves heights range from 5 to 6 m. Office accommodation is also available in some units and there is an enclosed rear yard and an on-site café nearby.

Location

Direct access into Manchester City Centre within 20 minutes via A57. A6017 provides quick access to M60 orbital motorway, servicing Greater Manchester and linking to the wider national motorway network.

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

Please contact:

Mileway

George Brereton
northwest@mileway.com
01925 358160



Ruth Leighton
ruth.leighton@jll.com
07716 077 324



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 10	Warehouse	12,796	1,189	Immediately
Total		12,796	1,189	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.