

## **Roundthorn Industrial Estate**

#### 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.

#### 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 Southeast. 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

Please contact:

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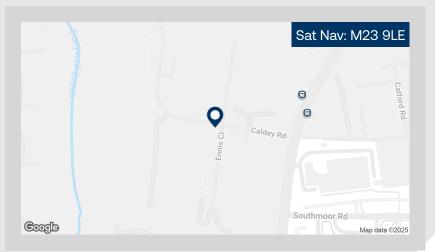
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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit B1	Warehouse	21,307	Immediately
Unit B2	Warehouse	10,503	Immediately
Unit E	Warehouse	6,846	Immediately
Unit F3	Warehouse	6,040	Immediately
Total		44,696	

