

Roundthorn Industrial Estate Manchester

Available to Let
Warehouse
6,040 - 44,696 sq ft

LED lighting



Three-phase electricity



Secure yard with parking



5.75 m eaves height



High quality integral offices



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:

Mileway
David Michie
northwest@mileway.com
01925 358160

B8 Real Estate
Anthony Mellor
anthony@b8re.com
07794 757939

Savills
Jonathan Williams
jonathan.williams@savills.com
07870183405

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.

[mileway.com](https://www.mileway.com)



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	

Mileway