

Wardley Industrial Estate Manchester

Available to Let
Warehouse

6,516 - 13,349 sq ft (635 - 1,240 sq m)



LED lighting



Three-phase electricity



5.5 m eaves height



Office/amenity block



New roof



Refurbished



M60

A580

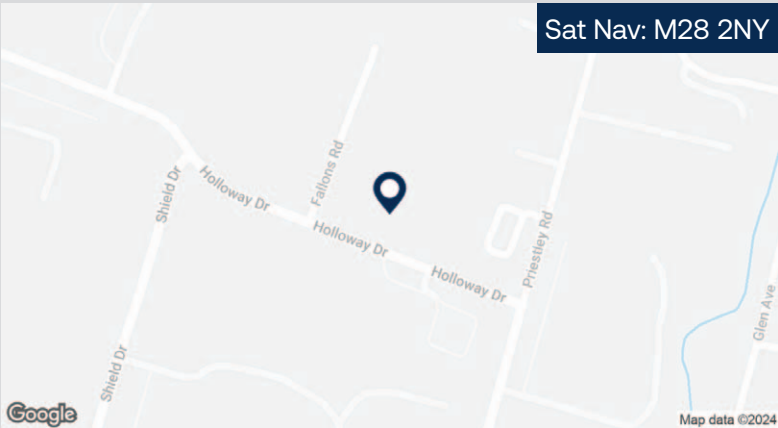
Wardley Industrial Estate

Priestley Road

- 1 Ready Steady Store
- 2 Wilkinson Star
- 3 Royal Mail
- 4 Amazon
- 5 Stax Trade Centres
- 6 Online Home shop

Wardley Industrial Estate

Priestley Road, Manchester, M28 2NY



Description

Wardley Industrial Estate offers light industrial warehouse units of concrete and steel frame construction, with brick and steel profile clad elevations, and single pitched roofs. The properties benefit from integral office/amenity blocks and a secure yard to the front elevations for vehicular access and parking.

The units are subject to an extensive refurbishment programme.

Location

Wardley Point is located at Fallons Road which links with the main estate road, Holloway Drive, through Wardley Industrial Estate.

The estate provides immediate access to the A580 East Lancashire Road and is within 1 mile of the intersection of the M61 and M62 motorways and within 2 miles of junction 13 of the M60 orbital motorway.

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

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit D4	Warehouse	6,516	605.36	Immediately
Unit D7	Warehouse	6,833	634.81	Immediately
Total		13,349	1,240.17	

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