

**Mileway**

# Shepley Industrial Estate South Manchester

Available to Let

Warehouse

3,864 - 11,942 sq ft

Close to Manchester



On-site parking



Loading doors



Close to M60 and M67



Refurbished units available



CCTV on site





Audenshaw, Manchester, M34 5DR



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.

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 is available upon request.

Available on new full repairing and insuring leases.

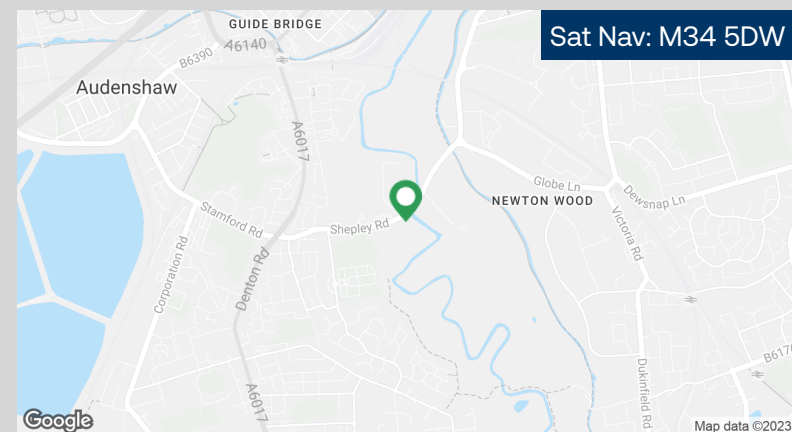
VAT will be payable where applicable.

All parties will be responsible for their own legal costs incurred in the transaction.

Please contact:

**Mileway**

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Unit	Property Type	Size (sq ft)	Availability
Unit 22	Warehouse	5,968	Immediately
Unit 24	Warehouse	5,974	Immediately
Unit 1A	Warehouse	3,864	Immediately
Total		15,806	

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