

Storage/Workshop/Industrial Units  
8,908 – 53,049 SQ.FT.

**Available on Flexible/Short Term Basis**



- 6.5m eaves
- Drive in level loading
- Mezzanine storage areas and racking available

Units at Shield Drive, Wardley Industrial Est,  
Worsley, Manchester M28 2QB

## LOCATION

The property is located on Wardley Business Park in a prominent position close to the entrance to the estate just 200 yards from the A580 East Lancs main arterial road.

The estate itself is situated just 4 miles west of Manchester city centre and is conveniently located for access to the region's motorway network via the A580 East Lancs.

## DESCRIPTION

The units comprise secure, gated, single storey industrial / warehouse bays of steel portal frame construction comprising full height brick elevations and providing an eaves height of c. 6.5 metres. Mezzanine storage areas and racking are also available if required.

The units benefit from drive-in level loading, separate personnel access, gas blower radiant heating and three phase electricity supply.

All mains services are available to the property comprising electricity, gas, water and drainage.

Office, Kitchen and W.C. facilities are available in all units.

## ACCOMODATION

Units can currently be made available as follows:

Area	Warehouse	Offices	TOTAL (sq ft)
Unit 6	17,130	3,628	20,758
Unit 7/8	20,360	3,023	23,383
Unit 9	7,874	1,034	8,908
<b>TOTAL</b>	<b>45,364</b>	<b>7,685</b>	<b>53,049</b>



## EPC

EPCs can be made available upon request.

## VAT

VAT will be charged where applicable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## QUOTING TERMS

On Application

## RATABLE VALUE

Ratable Values for each unit / unit combination available upon request.

## VIEWING / FURTHER INFORMATION

Strictly by appointment through the agents.



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