



NORTHBANK Industrial Estate

Unit A, Midway, Gilchrist Road, Irlam, M44 5AY

TO LET

Newly refurbished, self-contained industrial unit with large yard.
21,530 sq ft



Description

The property comprises of an end-terrace warehouse of steel portal frame construction. The self-contained industrial unit is fully sprinkled with 6m eaves (9m at the highest point) and level access loading doors. Externally there is a large secure yard area with ample parking.

Features

- Self Contained
- Large yard area
- Steel portal frame construction
- New LED lights
- 6 - 9m (19 - 29ft) eaves height
- Fully sprinklered
- Level access loading door, potential to add a 2nd loading door
- Office & staff welfare facilities to be refurbished to tenant specification
- Ample parking (up to 37 spaces)
- Fenced and gated estate
- Large power supply of up to 1250 kva
- Newly overclad roof

Accommodation

The unit has the following gross internal area:

	SQ FT	SQ M
Warehouse	17,275	1,604.90
Stores	1,195	111.02
Offices	3,060	284.28
TOTAL	21,530	2,000.2



Location

Unit A occupies a prominent position on Northbank Industrial Estate, an established manufacturing and distribution location ideally situated 'midway' between Manchester and Warrington. The estate is strategically located in the centre of the North West motorway network and is accessed via the new Irlam/Cadishead bypass leading to junction 11 of the M60 motorway (3 miles) and the A57 Liverpool Road leading to junction 21 of the M6 motorway (4 miles).

By Car

Trafford Park	7.4 Miles	10 min
Manchester	11.5 Miles	20 min
Manchester Airport	14 Miles	20 min
Warrington	9.5 Miles	20 min
Liverpool	27 Miles	35 min
Liverpool Port	32.5 Miles	45 min



FRI Terms

The unit is available by the way of a new FRI lease on terms to be agreed.

Business Rates

The rateable value is to re-assessed following the recent refurbishment of the unit.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The property has an energy performance rating of Grade D (90). An Energy Performance Certificate (EPC) is available on request.



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