

FOR SALE / TO LET



UNIT 2 WHARFSIDE BUSINESS PARK, IRLAM, MANCHESTER, M44 5PN



Industrial/Warehouse Unit 4,122 sq ft (382.94 sq m)



- High Quality Unit
- Established Industrial Location
- Secure Gated Business Park
- Extensive Security Features
- Racking Available



Location

The property is situated in the secure gated Wharfside Business Park.

Unit 2 is located off Irlam Wharf Road, which links with the A57 (Cadishead Way) and provides access to Junction 11 of the M60 motorway and Junction 21 of the M6 motorway, both of which provide access to the wider motorway network. The property is located approximately 11 miles to the west of Manchester City Centre. Nearby occupiers include UPS, Iveco Trucks and Ceva Logistics.

Description

The premises comprise of a modern terraced industrial/business unit. The unit is of steel portal frame construction with insulated steel profile cladding. The insulated steel clad roof incorporates 10% skylights and the unit benefits from sodium light boxes.

The unit is accessed via a full height up-and-over electrically operated roller shutter door. The unit contains ancillary office accommodation, a kitchen unit and WC's, above this is a mezzanine storage area. The unit has a clear working height from 5.7m to 8.95m and benefits from extensive security features. Externally there are four dedicated car parking spaces.

Purchase Price/Rent

On application to the Agents.

Accommodation

We have measured the property to a gross internal floor area in accordance with the RICS Code of Measuring Practice as follows:

Warehouse 336.23 sq m (3,619 sq ft)
Office Space 46.71 sq m (503 sq ft)
Total 5,007.23 sq m (4,122 sq ft)
Mezzanine Storage 45.28 sq m (487 sq ft)

Business Rates

The current rateable value of the property is £20,250 providing a rates liability of £9,720 p.a for year 18/19.

EPC

The property has an EPC rating of C (67). A copy of the EPC is available on request.

Viewing & Further Information

Please contact the Joint Agents:

Roger Hannah & Company

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Savills

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Date of Preparation

11/10/2018