

# Roundthorn Industrial Estate

Ennis Close Manchester M23 9LE Warehouse | 6,846 - 28,153 ft<sup>2</sup>



LED lighting



Three-phase electricity



Secure yard with parking



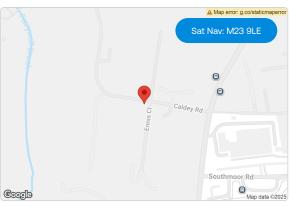
5.75 m eaves height



High quality integral offices







## Description

The estate provides a variety of industrial accommodation ranging in size from 5,496 to 45,283 sq ft. The units have been refurbished to a high specification and finish to provide quality warehouse and office areas.

### Location

The estate benefits from excellent transport connections as it is located within 2 miles of J5 M60 and J3&4 of the M56. Manchester International Airport is within close proximity, located approximately 3 miles to the Southeast. The estate is also now connected by the Metrolink which has a dedicated stop at Roundthorn Industrial Estate connecting to locations including Manchester Airport and Manchester City Centre. The estate is an established service centre for Manchester Airport, which lies approximately 3 miles to the South East, providing easy access into Manchester City Centre via the A5103 (Princess Parkway).

# Further information

EPC Terms Legal Costs
Unit B1 - B, Unit E - D Available on new full repairing and insuring leases. All parties will be responsible for their own legal costs incurred in the transaction.

# Book a viewing

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### Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit B1	Warehouse	21,307	Immediately
Unit E	Warehouse	6,846	Immediately
Total		28,153	

