

Shepley Industrial Estate South

Audenshaw Manchester M34 5DR

Warehouse | 5,968 – 5,974 ft²



Close to Manchester



On-site parking



Loading doors



Close to M60 and
M67



Refurbished units
available

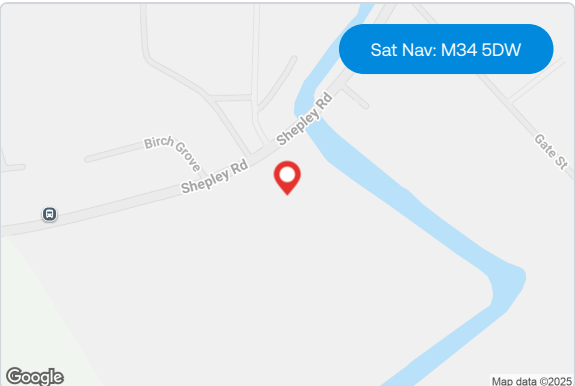


CCTV on site

Available to Let



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Description

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.

Location

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.

Further information

EPC
Unit 22: D,
Unit 24: C

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

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

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 22	Warehouse	5,968	30/01/2026	4,350
Unit 24	Warehouse	5,974	Immediately	3,985
Total		11,942		

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