

# Fairhills Trade Centre

Soapstone Way, Manchester, M44 6GP

Warehouse | 2,494 - 7,484 ft<sup>2</sup>



8 mi from Manchester City Centre



Office accommodation



Modern warehouse



6 m eaves height



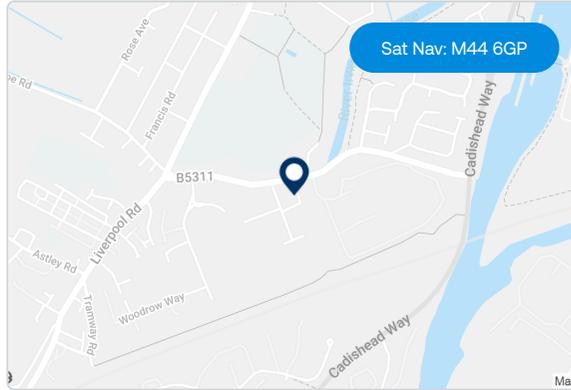
Secure estate



Electric roller shutter door

Available to Let





## Description

Located 8 miles from Manchester City Centre, these modern high bay warehouses are part of a secure, gated site. The units are of steel portal frame construction, benefitting from 6.1 m eaves and 30 kN per m2 floor loading and are accessed through an electric roller shutter door. Each unit offers its own office space. These units can also be split if required to form 3 No. circa 2,500 sq ft units. (Photographs are indicative)

## Location

Fairhills Trade Centre is situated in an excellent location on Soapstone Way, with direct access to the A57 via Fairhills Road.

Irlam is a town within Greater Manchester located 8 miles West of Manchester City Centre and 11 miles East of Warrington. The town lies adjacent to the A57, a key arterial route linking the M60 and M6 motorways. It is located approximately 3 miles from Junction 11 of the M60 and 5 miles from Junction 21 of the M6.

## Further information

### EPC

Units B5-B7: C

### 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.

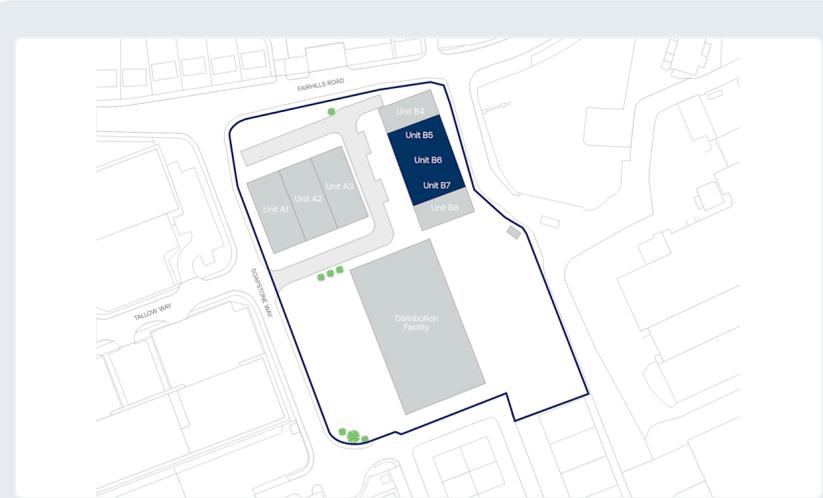
[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit B5	Warehouse	2,494	Under offer
Unit B6	Warehouse	2,495	Immediately
Unit B7	Warehouse	2,495	Immediately
<b>Total</b>		<b>7,484</b>	

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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