

Shepley Industrial Estate South

Shepley Road, Audenshaw, Manchester, M34 5DW

Warehouse | 5,968 - 33,591 ft²



Close to Manchester



On-site parking



Loading doors



Close to M60 and M67



Refurbished units available



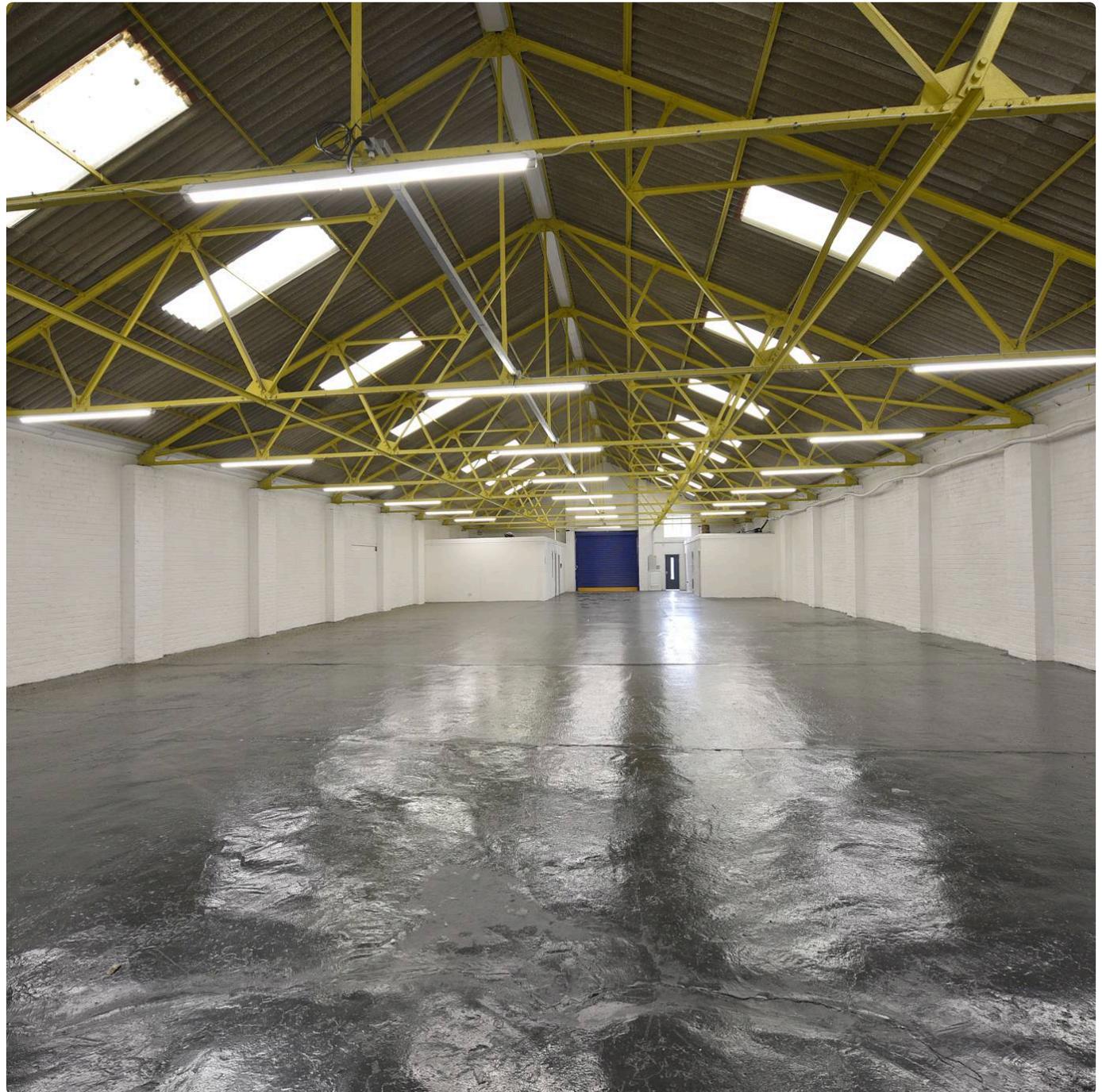
CCTV on site

Available to Let



Location & Connections

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.





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.

Further information

EPC
Unit 20: D, Unit 21: D, 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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 22	Warehouse	5,968	Immediately	4,350
Unit 24	Warehouse	5,974	Immediately	3,985
Unit 21 & 21a	Warehouse	8,916	Immediately	POA
Unit 20	Warehouse	24,675	Immediately	POA
Total		45,533		

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