

# Millbrook Industrial Estate

Shady Lane Wythenshawe M23 9WT

Warehouse | 5,976 - 23,289 ft<sup>2</sup>



LED Lighting



Three-phase electricity



High Quality Integral Offices



Loading doors



Shared Yard



Steel Portal Frame

Available to Let



## Location & Connections

The estate benefits from excellent transport connections as it is located within 2 miles of Junction 5 of the M60 and Junction 3 and 4 of the M56. Manchester International Airport is within close proximity, located approximately 3 miles to the Southeast. 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).





## Description

The estate provides a variety of industrial accommodation. They provide a high specification and finish to provide quality warehouse and office areas. The established Enterprise Park is located within Roundthorn Industrial Estate, one of South Manchester's most established industrial and commercial areas.

### Further information

EPC  
Unit 6: D, Unit 7: D

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
Unit 6	Warehouse	5,995	Immediately
Unit 7	Warehouse	11,318	18/05/2026
Unit 3	Warehouse	5,976	Coming soon
Total		23,289	

[Book a viewing](#)

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