

# Northbank Industrial Estate

Midway, Gilchrist Road, Northbank Industrial Estate, Irlam Manchester M44 5AY  
Warehouse | 17,072 ft<sup>2</sup>



Established industrial location



6m Eaves height



Gated Entrance



Level access loading doors



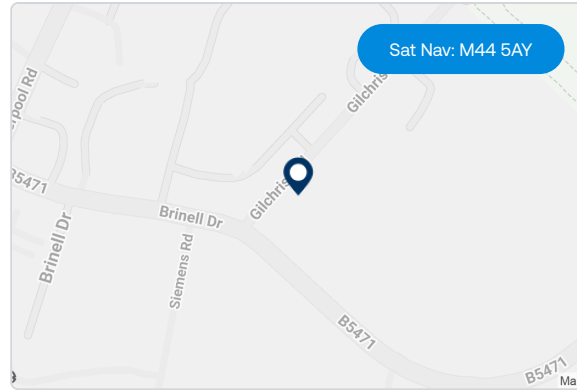
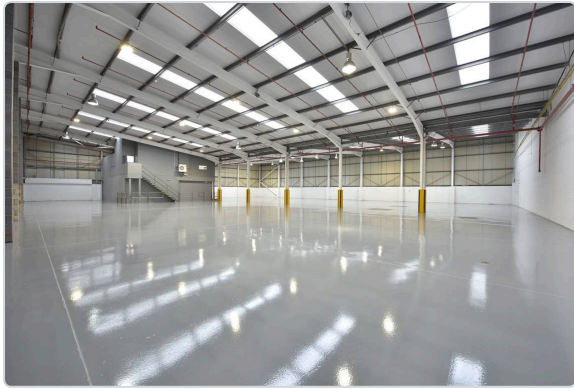
Secure yard



Recently Refurbished

Available to Let





## Description

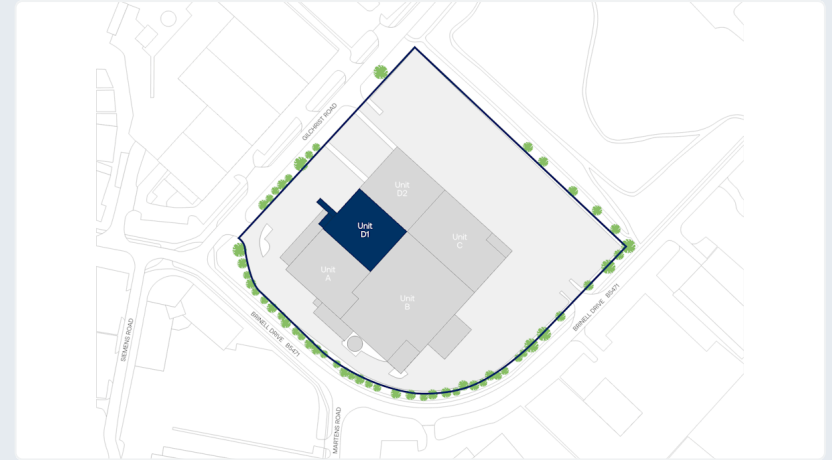
Unit D1 is a premium industrial facility, recently refurbished, featuring a robust steel portal frame construction. It includes a secure yard, a 6 metre eaves height, a concrete floor and integral offices. The unit is equipped with level access loading doors and offers private access with a gated entrance.

"Photographs are indicative of condition"

## Location

Unit D1 occupies a prominent position on Northbank Industrial Estate, an established manufacturing and distribution location situated 'midway' between Manchester and Warrington.

The estate is strategically located in the centre of the North West motorway network and is accessed via the new Irlam/Cadishead bypass leading to junction 11 of the M60 motorway (3 miles) and the A57 Liverpool Road leading to junction 21 of the M6 motorway (4 miles).



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit D1 (warehouse)	Warehouse	17,072	Under offer
Total		17,072	

## Further information

EPC  
Unit D1: B

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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