

Roundthorn Industrial Estate

Ennis Close Manchester M23 9LE

Warehouse | 6,846 - 35,532 ft²



LED lighting



Three-phase electricity



Secure yard with parking



5.75 m eaves height



High quality integral offices

Available to Let



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Location & Connections

The estate benefits from excellent transport connections as it is located within 2 miles of J5 M60 and J3&4 of the M56. Manchester International Airport is within close proximity, located approximately 3 miles to the Southeast. The estate is also now connected by the Metrolink which has a dedicated stop at Roundthorn Industrial Estate connecting to locations including Manchester Airport and Manchester City Centre.

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 ranging in size from 5,496 to 45,283 sq ft. The units have been refurbished to a high specification and finish to provide quality warehouse and office areas.

Further information

EPC
EPC is available upon request.

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 E	Warehouse	6,846	Under offer	7,131
Unit D1	Warehouse	7,379	Immediately	7,686
Unit B1	Warehouse	21,307	Under offer	POA
Total		35,532		

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