

Millbrook Industrial Estate - Units 1,2,3

Shady Lane, Wythenshawe, Manchester, M23 9WT

Warehouse | 5,976 - 20,157 ft²



LED Lighting



Three-phase
electricity



7 metre eaves height



Loading doors



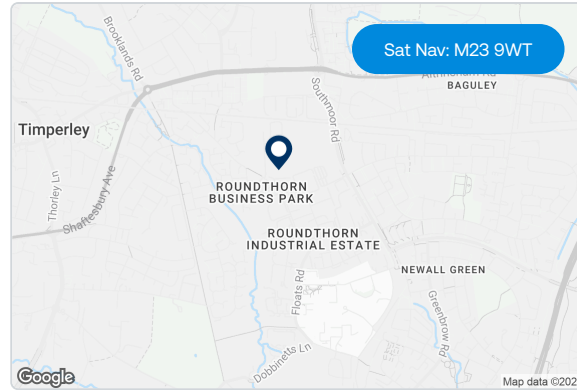
Shared Yard



Steel Portal Frame

Available to Let





Description

The estate provides a variety of industrial accommodation with specifications that vary but can cater for all uses and business needs. The units provide open plan warehouse accommodation with c.7m eaves and level access doors.

The established Enterprise Park is located within Roundthorn Industrial Estate, one of South Manchester's most established industrial and commercial areas.

The units are available immediately on flexible lease terms with incentive packages available dependent on term.

Further information

EPC
Units
1,2,3: D

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.

[Book a viewing](#)

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Location

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).



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 3	Warehouse	5,976	Under offer	4,233
Unit 1 and 2	Warehouse	14,181	Immediately	POA
Total		20,157		

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 quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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