

# Millbrook Industrial Estate

Shady Lane, Wythenshawe, Manchester, M23 9WT

Warehouse | 5,995 - 17,313 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

<b>EPC</b> Unit 6: D, Unit 7: D	<b>Rent</b> Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	<b>Terms</b> Available on new full repairing and insuring leases.	<b>Legal costs</b> All parties will be responsible for their own legal costs incurred in the transaction.
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### Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 6	Warehouse	5,995	Immediately	5,459
Unit 7	Warehouse	11,318	Immediately	10,375
<b>Total</b>		<b>17,313</b>		

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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