

Northbank Industrial Estate

Midway, Gilchrist Road, Northbank Industrial Estate, Irlam Manchester M44 5AY
Warehouse | 17,072 ft²



Established industrial location



6m Eaves height



Gated Entrance



Level access loading doors



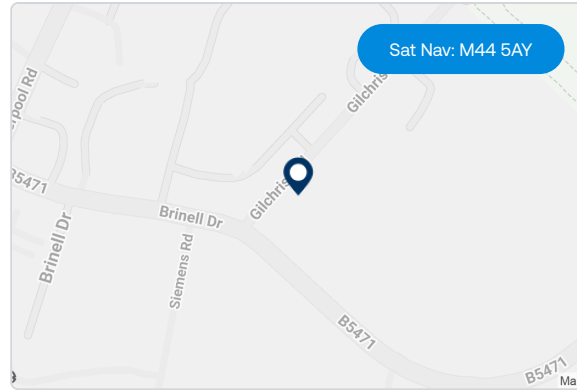
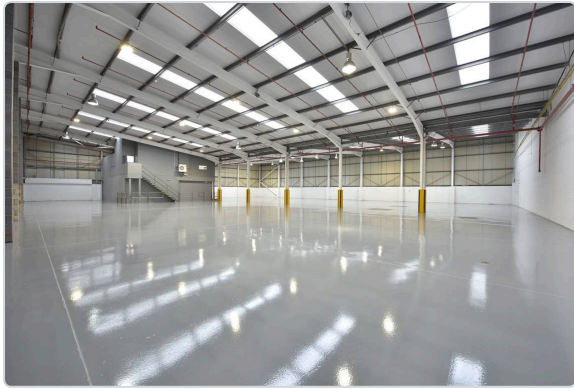
Secure yard



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"

Further information

EPC
Unit D1: B

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

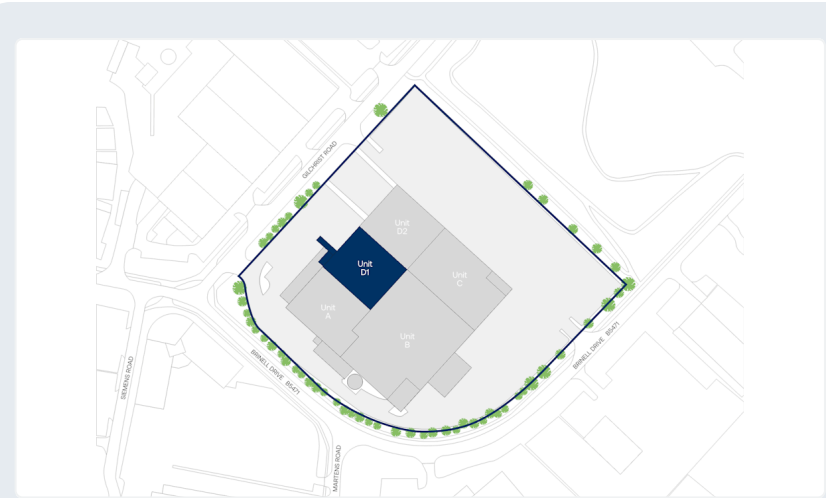
Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

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	PCM Rent (£)
Unit D1 (warehouse)	Warehouse	17,072	Under offer	15,649
Total		17,072		

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

[Book a viewing](#)

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