

Millbrook Industrial Estate

Shady Lane, Wythenshawe, Manchester, M23 9WT

Warehouse | 5,995 - 17,313 ft²



LED Lighting



Three-phase
electricity



High Quality Integral
Offices



Loading doors



Shared Yard



Steel Portal Frame

Available to Let

LastMileFirst | mileway.com

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	Rent	Terms	Legal costs
	Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation:

Unit 6 - Prices are valid for for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 6	Warehouse	5,995	Immediately	5,459	4,497	B
Unit 7	Warehouse	11,318	Immediately	10,375	10,375	B
Total		17,313				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

[Book a viewing](#)

Tristan Boulter
Mileway
northwest@mileway.com
01925 358160

Jonathan Williams
Savills
jonathan.williams@savills.com
07870183405

Matt Styles
DTRE
matt.styles@dtre.com
+44 (0) 161 549 9760

Jack Weatherilt
DTRE
jack.weatherilt@dtre.com
T: +44 (0) 161 549 9760

Anthony Mellor
B8 Real Estate
anthony@b8re.com
07794 757939

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