

Millbrook Industrial Estate - Unit 2

Shady Lane, Wythenshawe, Manchester, M23 9WT

Warehouse | 6,006 ft²



LED Lighting



Three-phase
electricity



7 metre eaves height



Loading doors



Shared Yard

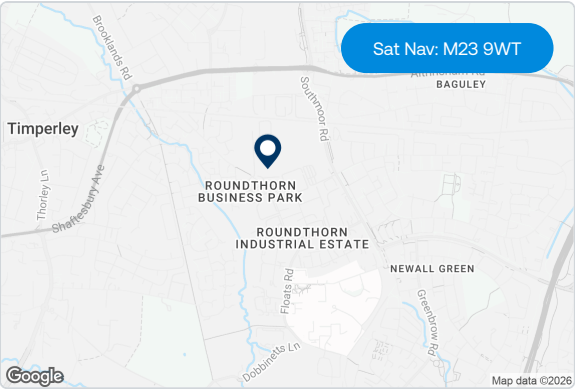


Steel Portal Frame

Available to Let



LastMileFirst | mileway.com



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

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.
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[Book a viewing](#)

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Accommodation:

Units to let

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 2	Warehouse	6,006	Immediately	4,255	B
Total		6,006			

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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