Mileway

Fairhills Trade Centre

Soapstone Way, Manchester, M44 6GP

Warehouse | 2,495 - 4,990 ft^2

- 8 miles from Manchester City Centre
- Office accommodation
- Modern warehouse
- 6 m eaves height
- Secure estate
- Electric roller shutter door

Location & Connections

Fairhills Trade Centre is situated in an excellent location on Soapstone Way, with direct access to the A57 via Fairhills Road.

Irlam is a town within Greater Manchester located 8 miles West of Manchester City Centre and 11 miles East of Warrington. The town lies adjacent to the A57, a key arterial route linking the M60 and M6 motorways. It is located approximately 3 miles from Junction 11 of the M60 and 5 miles from Junction 21 of the M6.

Description

Located 8 miles from Manchester City Centre, these modern high bay warehouses are part of a secure, gated site. The units are of steel portal frame construction, benefitting from 6.1 m eaves and 30 kN per m2 floor loading and are accessed through an electric roller shutter door. Each unit offers its own office space.

Further information

EPC
Units B6-B7: C

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

Sam Gratton
Mileway
northwest@mileway.com
01925 358160

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

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

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit B6	Warehouse	2,495	Immediately	2,495	
Unit B7	Warehouse	2,495	Immediately	2,495	
Total		4,990			

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.

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