

**Mileway**

Shepley Industrial Estate, North and South, Audenshaw, Manchester M34 5DW

MANCHESTER

# Shepley Industrial Estate

**Available to Let**  
Industrial/warehouse units  
1,835 - 21,677 sq ft (171 - 2,014 sq m)

# Shepley Industrial Estate

- Refurbished units available
- New roofs
- CCTV
- Internal office accommodation

Available to Let  
Industrial/warehouse units  
1,835 - 21,677 sq ft

Shepley Industrial Estate offers a range of industrial/warehouse units, a number of which have been comprehensively refurbished. The units are available in a range of sizes. The majority of the units provide clear open span production/warehousing space with loading doors and ancillary facilities. Full details of individual sizes and specifications are available from the letting agents.

The units are of steel portal frame construction and have eaves heights from 5 – 6 metres. Some units on the estate include office accommodation.



7 miles to Manchester City Centre



Loading doors



On-site parking



Close to M60 and M67



Enclosed rear yards



On-site Café

## Site Plans

Shepley Industrial Estate South



## Key Features

- 7 miles to Manchester City Centre
- Access from Shepley Road
- Less than 5 minutes drive to Jct 1A of the M67 and Jct 23 of the M60
- Refurbished units available
- Internal office accommodation
- Loading doors
- Eaves heights between 5-6 metres
- CCTV
- On-site parking
- Enclosed yards to the rear
- On-site Café

## Accommodation

Unit	sq ft	sq m
Unit 1D, Shepley South	3,033 sq ft	282 sq m
Unit 12, Shepley South	10,841 sq ft	1,007 sq m
Unit 22, Shepley South	5,968 sq ft	554 sq m
Unit 26, Shepley South	1,835 sq ft	171 sq m

# Shepley Industrial Estate

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Audenshaw, Manchester M34 5DW

## EPC

EPC available upon request.

## VAT

VAT will be payable where applicable.

## Viewing / Further Information

JLL  
Ruth Leighton  
T +44 (0)161 238 6219  
M +44 (0)7716 077 324  
ruth.leighton@eu.jll.com

## Terms

The premises are available on the basis of a new full repairing and insuring lease for a term of years to be negotiated.

## Legal Costs

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

## Location

Direct access into Manchester City Centre within 20 minutes via A57.

A6017 provides quick access to M60 orbital motorway, servicing Greater Manchester and linking to the wider national motorway network.



### By Rail

Guide Bridge Railway Station.

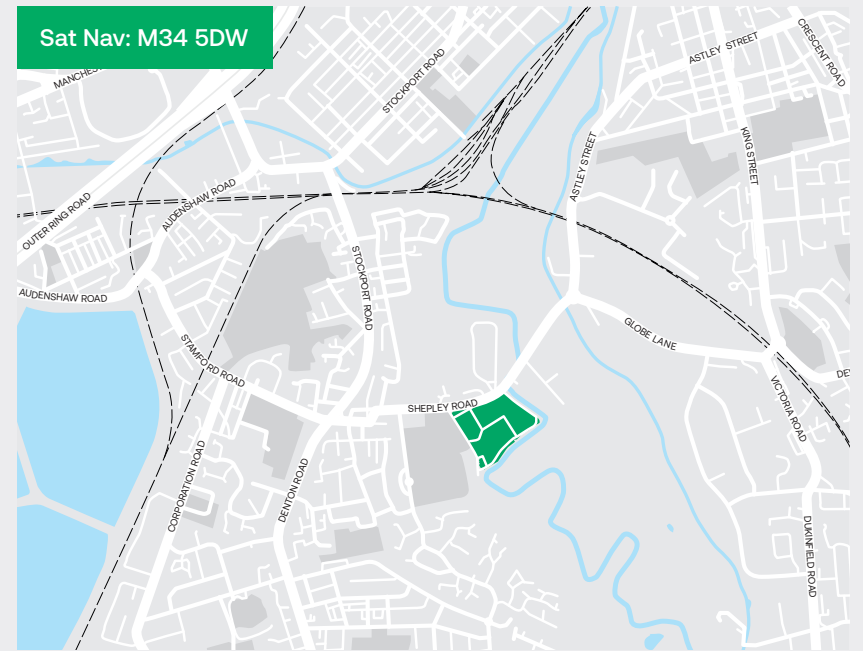
Guide Bridge railway station is one mile to the North of the property and runs frequent services to Manchester Piccadilly in under 12 minutes. 4 Metrolink Stops within Ashton-under-Lyne Town Centre.

One mile from Shepley Industrial Estate.



### By Bus

11 Bus Stops within a 10 minute walk



Property owned by **Mileway**

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