

**WARDLEY  
POINT**

Fallons Road,  
Manchester  
M28 2NY

**BLOCK A UNIT 5**



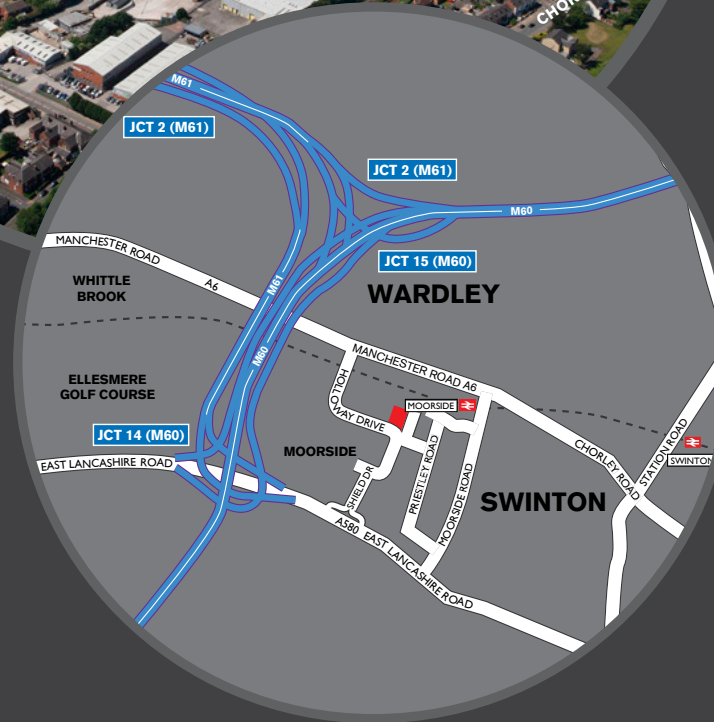
- TO BE REFURBISHED
- LED LIGHTING
- 3 PHASE ELECTRICITY SUPPLY
- REINFORCED CONCRETE FLOOR
- AMPLE YARD/CAR PARKING AREA
- INTERNAL EAVES HEIGHT 5.5M (18 FT)
- OFFICE/AMENITY BLOCK

**7,962 SQ FT (739.65 SQ M) TO LET**  
**INDUSTRIAL/WAREHOUSE UNIT**

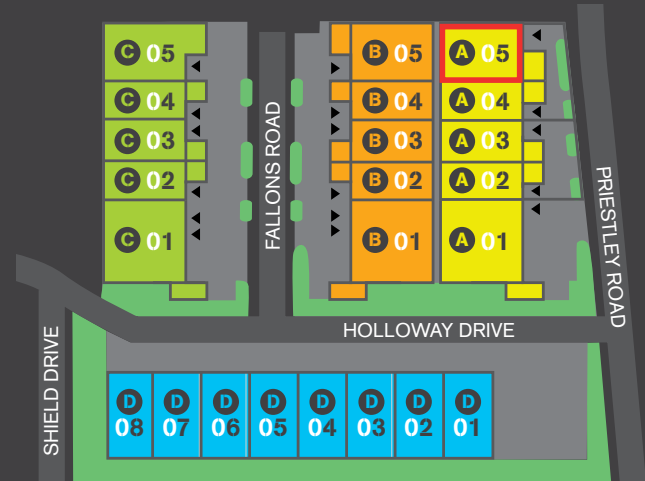


# WARDLEY POINT

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A light industrial/warehouse unit of steel portal frame construction with brick and steel profile clad elevations and a single pitched roof. There is a single storey office/amenity block and ample yard area to the front elevation for vehicular access.



## TERMS

The unit is available by way of a full repairing and insuring lease for terms to be agreed.

## RENTAL

On application to the agent.

## VIEWING

For viewings and further Information contact the agents:



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anthony@b8re.com



tracy@littlerandassociates.com

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