

**WARDLEY
POINT**

Fallons Road,
Manchester
M28 2NY

BLOCK C UNIT 2
BLOCK B UNIT 3

Indicative Only



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

INDUSTRIAL/WAREHOUSE UNITS TO LET

6,053 SQ FT (562.34 SQ M) - UNIT C2

5,530 SQ FT (513.75 SQ M) - UNIT B3



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.



A refurbished warehouse unit which comprises:-

Ground Floor

- Main warehouse including an office area
- Main office area to the front of the building
- Kitchen / staff area
- Male/female W.C's

1st Floor

- 2 offices
- Central heating
- Blow Heater in the warehouse

TERMS

The units are available by way of a full repairing and insuring lease's for terms to be agreed.

RENTAL

On application to the agent.

VIEWING

For viewings and further information contact the agents:



anthony@b8re.com



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