

**WARDLEY
POINT** .

TO LET

BLOCK D

**13,109 SQ FT
(1,217.8 SQ M)**



**INDUSTRIAL/WAREHOUSE UNIT
WITH LARGE YARD (0.583 ACRES)**

UNDER REFURBISHMENT

SAT NAV: **M28 2NY** ONE MILE FROM M60, M61 & M62, CLOSE TO THE A580



- **GAS FIRED WARM AIR HEATING**
- **LED LIGHTING**
- **3 PHASE ELECTRICITY SUPPLY**
- **REINFORCED CONCRETE FLOOR**
- **INTERNAL EAVES HEIGHT 5.5M (18 FT)**
- **AMPLE YARD/CAR PARKING AREA**
- **SECURE PALLISADE FENCING**
- **OFFICE/AMENITY BLOCK**
- **MALE/FEMALE WC FACILITIES**
- **UNDER REFURBISHMENT**
 - **To be re-clad in grey with new roofing**
- **3 ELECTRIC LOADING DOORS**



Wardley Point is located at Fallons Road which links with Holloway Drive the main estate road through Wardley Industrial Estate. Wardley Industrial Estate provides immediate access to the A580 East Lancashire Road and is within 1 mile of the intersection of the M61 and M62 motorways and within 2 miles of junction 13 of the M60 orbital motorway.

WARDLEY POINT CAN PROVIDE:

13,109 SQ FT (1,217.8 SQ M)

Large yard of 0.583 Acres

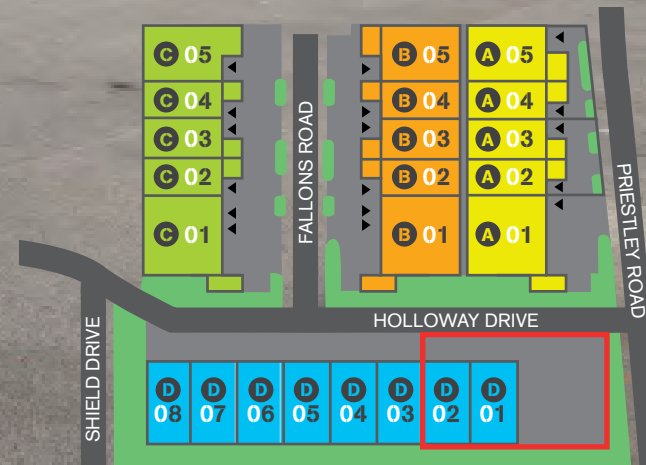
Warehouse – 10,935 sq ft

GF office – 1,205 sq ft

FF office – 935 sq ft

Total – 13,109 sq ft.

PHOTOGRAPHY
TO BE REPLACED
BY CGI IMAGES



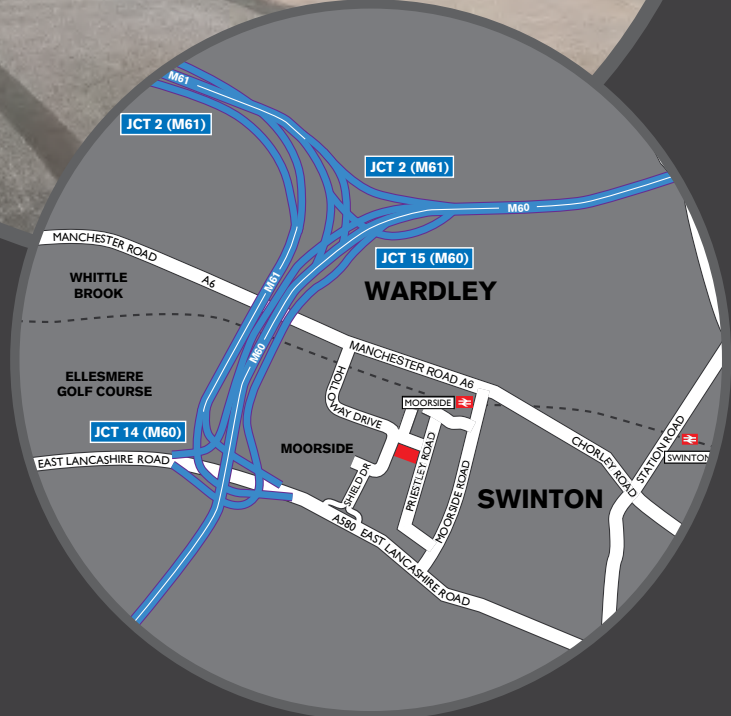
A light industrial/warehouse unit of steel portal frame construction with brick and steel profile clad elevations and a single pitched roof. There is a single storey office/amenity block and ample yard area to the front elevation for vehicular access.

WARDLEY POINT

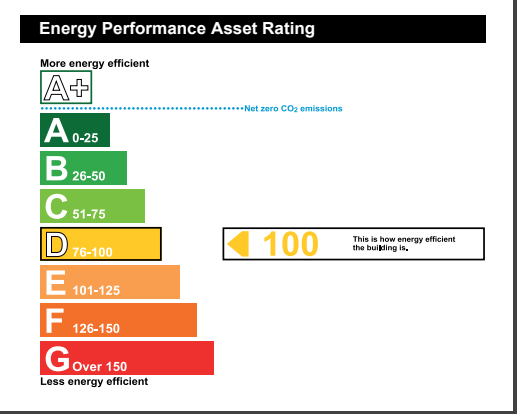
Holloway Drive,
Manchester
M28 2NY



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EPC



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:

B8
0161 375 6000
www.b8re.com

LITTLER & ASSOCIATES
0161 237 1873
www.littlerandassociates.co.uk

paul@b8re.com

tracy@littlerandassociates.com

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