



10 PRIESTLEY ROAD
WARDLEY INDUSTRIAL ESTATE

Worsley, Manchester M28 2LY

76,002 SQ FT (7,060 SQ M)

DETACHED WAREHOUSE ON A LARGE SELF-CONTAINED GATED SITE

UNDER REFURBISHMENT



Less than
1/2 MILE
from **JCT 14** of the
M60 Manchester
Orbital





DESCRIPTION

10 PRIESTLEY ROAD SITS AT THE HEART OF WARDLEY INDUSTRIAL ESTATE

A refurbishment programme is underway, and the extensive specification is available on request. The well apportioned premises configured with main warehouse / offices / showroom and additional buildings benefit from the following specification:



Eaves height up to 10.15 metres



Electric drive in level loading doors to all buildings



Two yards of 20 metres to the front and back



3 phase electricity



LED lighting to be installed throughout



Recladding and re-roofing in part (specification can be provided)



Internal offices and W/C facilities



5,000 sq ft loading canopy



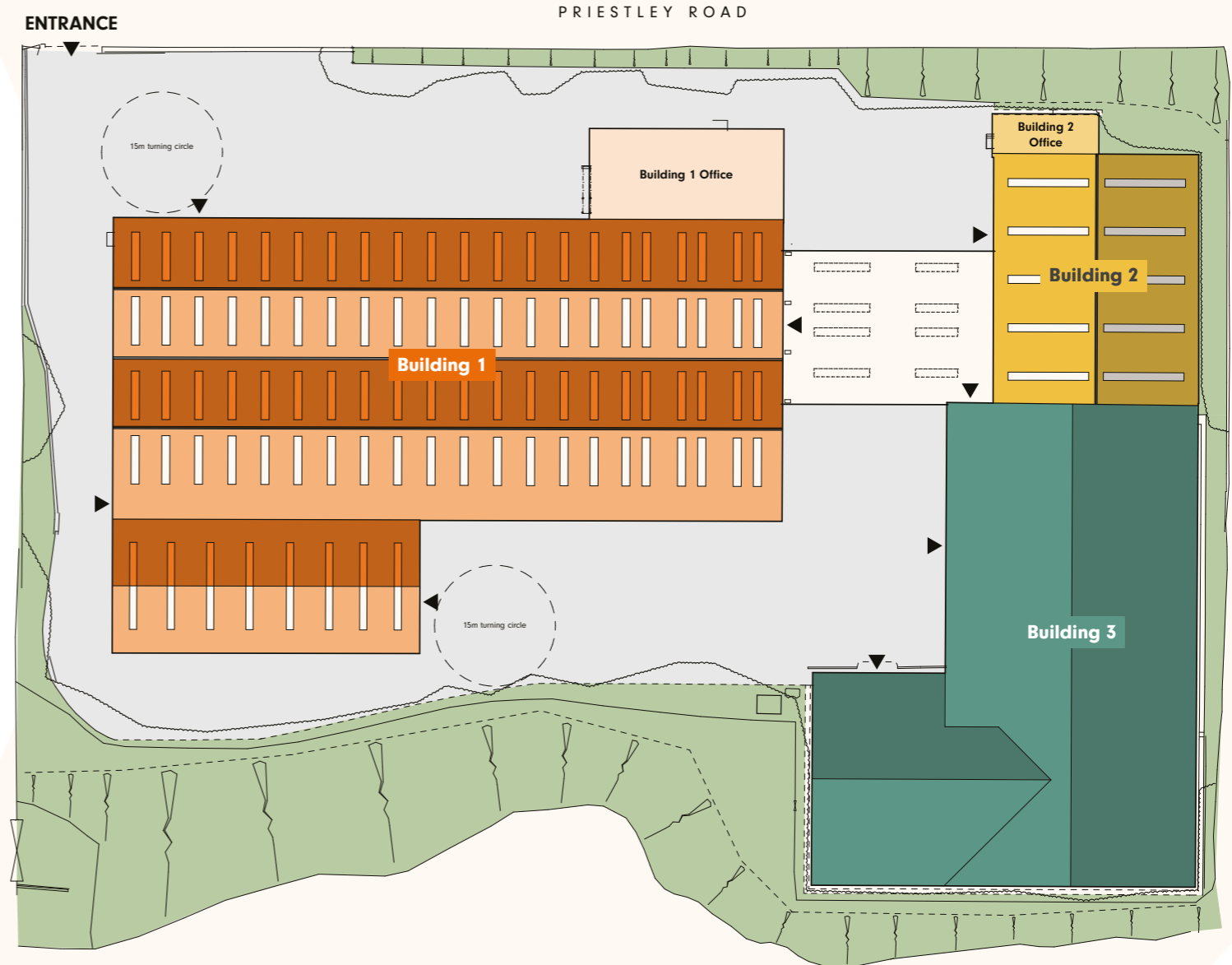


ACCOMMODATION

**THE SITE CONSISTS OF 3 BUILDINGS
TOTALLING 76,002 SQ FT (7,060 SQ M)**

The available accommodation has been calculated using the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas.

BUILDING 1 WAREHOUSE	3,652 sq m	38,233 sq ft
BUILDING 1 OFFICE GF	235 sq m	2,529 sq ft
BUILDING 1 OFFICE FF	241 sq m	2,594 sq ft
BUILDING 2 WAREHOUSE	680 sq m	7,319 sq ft
BUILDING 2 OFFICE	131 sq m	1,410 sq ft
BUILDING 3 WAREHOUSE	2,222 sq m	23,917 sq ft
TOTAL	7,060 sq m	76,002 sq ft





FURTHER INFORMATION

TERMS

The unit is available To Let for a term of years to be agreed.

RENT

On application with the joint agents.

VAT

All prices are exclusive of, but may be liable to VAT.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An EPC has been prepared and is available upon request.

For further information please contact the joint agents:

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