



Unit A3, Fairhills Trade Centre, Soapstone Way, Irlam, M44 6FE

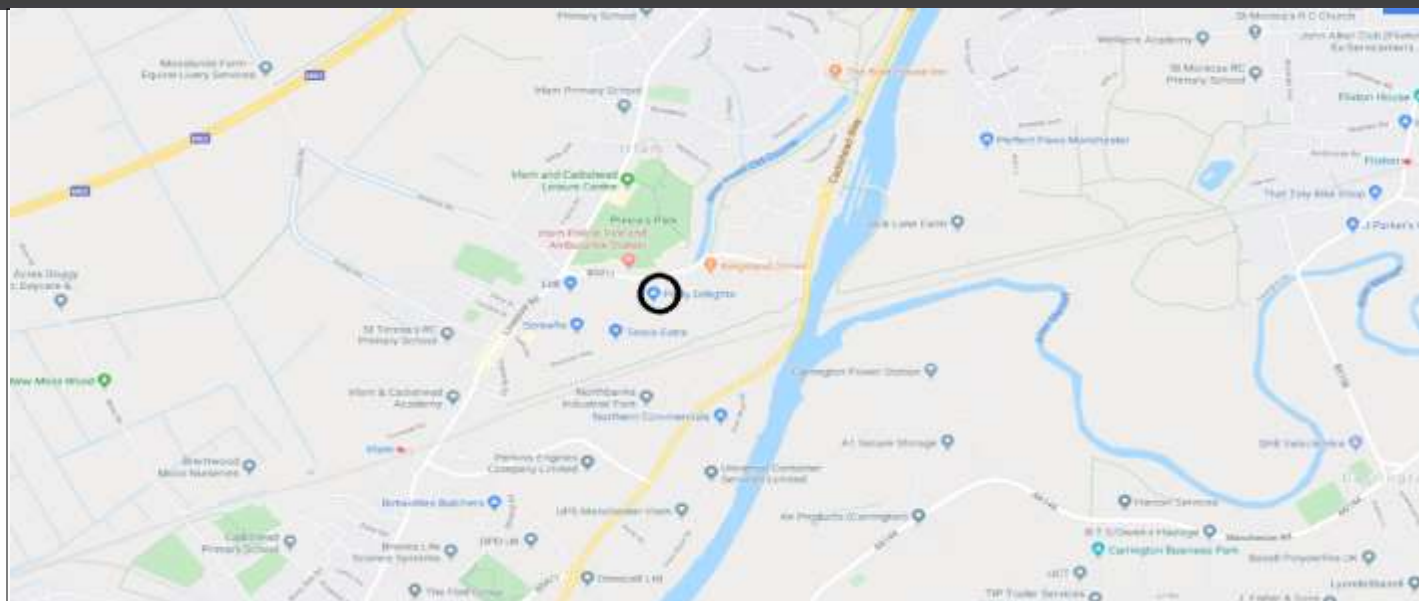
4,279 sq ft approx.

Modern High Bay Warehouse

- Modern Warehouse
- High eaves
- Secure gated site
- Electric roller shutter door
- **RENT ON APPLICATION**



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Location

Fairhills Trade Centre is situated in an excellent location on Soapstone Way, with direct access to the A57 via Fairhills Road.

Irlam is a town within Greater Manchester located 8 miles West of Manchester City Centre and 11 miles East of Warrington. The town lies adjacent to the A57, a key arterial route linking the M60 and M6 motorways.

It is located approximately 3 miles from Junction 11 of the M60 and 5 miles from Junction 21 of the M6.

Description

The property comprises of a modern high bay warehouse and benefits from the following:

- Steel portal frame construction
- C6 metre eaves
- Access via full height electric loading door
- 30kn per m2 floor loading
- The site entrance is secured by an electric barrier
- Single storey ground floor offices

Rental

The property is available on a leasehold basis.

The rent is available on application.

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

John Barton john@bcrealestate.co.uk

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