



Unit 1, Oasis Business Centre, Brinnell Drive, Irlam, M44 5BL

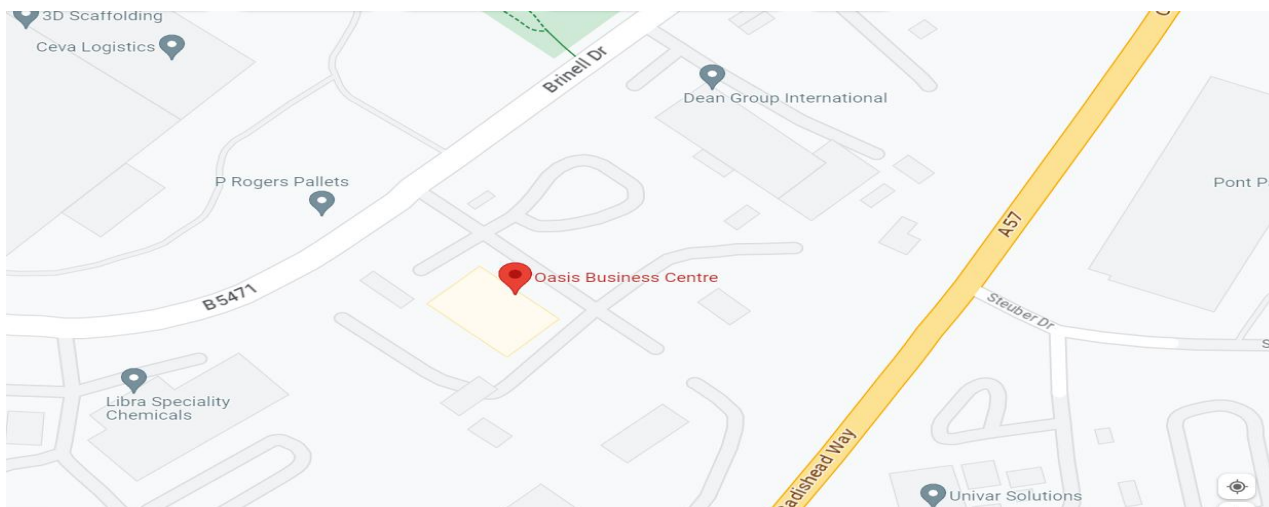
2,874 sq ft

Warehouse Unit with 2 storey offices

- 5.2m to haunch
- 2 storey offices
- Male/Female W/Cs and Kitchenette
- **RENT ON APPLICATION**



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Location

The property is located on the popular Northbank Industrial Estate in Irlam, in a prominent position just off Brinnell Drive. Irlam's location allows excellent access to both the M60 and Manchester to the East as well as the M6 motorway to the West. Local occupiers include Ceva Logistics and LSE Lighting.

Description

The unit comprises a modern warehouse with 2 storey offices and benefits from the following:

- Steel portal frame construction
- Concrete floor
- Roller shutter door leading to concrete apron
- 5.2metres to underside of haunch
- Ground floor offices with parking
- Male and Female W/Cs
- Kitchenette
- Fully serviced Gas/Water/Electric
- LED lighting

Accommodation

	Sq Ft
Warehouse	2,164
GF Office	355
FF Office	355
TOTAL	2,874

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.

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

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

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