

TO LET



RogerHannah

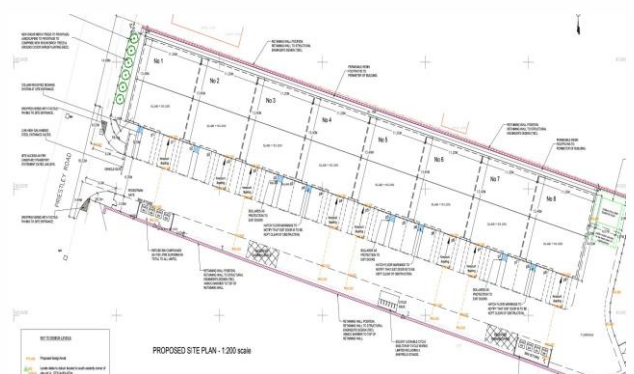
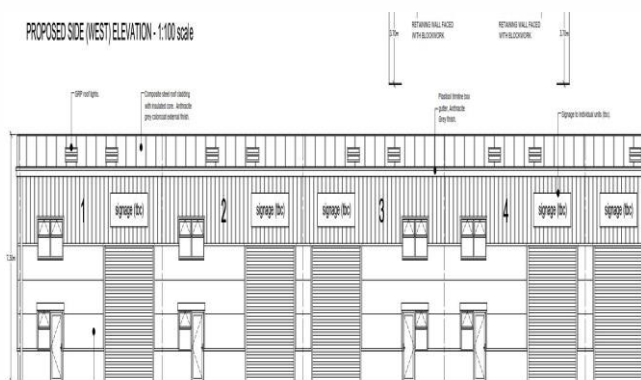


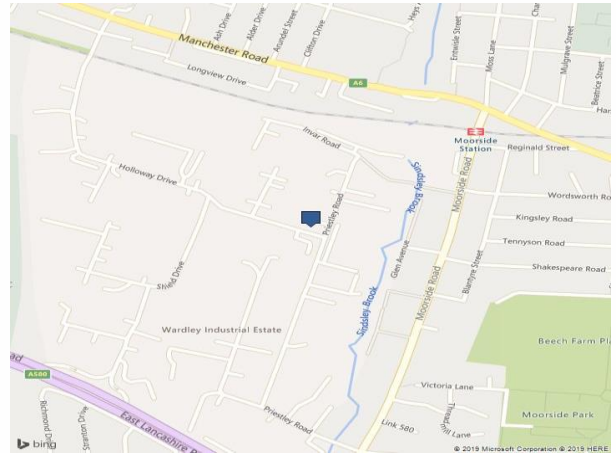
Priestley Point, Priestley Road , Wardley Industrial Estate, Manchester, M28 2LX

8 new build industrial units of
1,907 Sq Ft (177.22 Sq M) each

Now under construction

- High Quality Industrial/Warehouse Units
- Available Sept 2020
- Full secure site with CCTV
- Direct Access to A580 and J14 M61 Motorway





Location

This new estate is located on Priestley Road in the well-established Wardley Industrial Estate, one of the leading locations for industrial and Distribution occupiers in the North West of England.

The estate benefits from excellent motorway access within 1 mile of the M60 orbital and M61 interchange, as well as easy access to the nearby M62 and M56 and the wider motorway network. In addition, the A580 provides excellent direct access to both Manchester and Liverpool City Centre.

Occupiers on the estate include amongst others Stax Trade Centres, Wincanton Logistics, Mitie and Howdens Building Supplies.

Description

Priestley Point is an exciting new development in Greater Manchester, offering new build starter units, suitable for variety of uses (subject to planning). The units will be constructed to the highest standard and build features include:

- . Steel portal frame
- . Contemporary design steel cladding
- . Electric loading/roller shutter doors
- . Ground and first floor offices with uPVC windows
- . 3 Phase electricity supply
- . Disabled persons toilet
- . Dedicated car parking
- . Carefully designed, discreet landscaped site

Rental

£25,000 per annum exclusive of VAT and a service charge per unit.

Tenure

The premises are available on a new full repairing and insuring leases on terms to be agreed.

VAT

VAT will be charged where applicable at the prevailing rate.

Accommodation

All units have been built to the same identical size as follows:

| | | |
|-----------------------------|-------------|---------------|
| Warehouse | 1,323 sq ft | (122.96 sq m) |
| Office & Brew Room (Ground) | 292 sq ft | (27.13 sq m) |
| Office (Mezzanine) | 292 sq ft | (27.13 sq m) |

TOTAL 1,907 sq ft (177.22 sq m)

Business Rates

Interested parties should make their own enquiries to Salford City Council on 0161 793 2500.

EPC

EPC will be provided on completion of the build.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Joint Agents:

Roger Hannah

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RIDLEYTHAW

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Date of Preparation

22 November 2024



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