

# HIGH QUALITY HYBRID UNIT

**TO LET**  
**UNIT 2 WOODROW BUSINESS CENTRE**  
WOODROW WAY, IRLAM, M44 6NN

4,401 SQ FT  
(408.8 SQ M)

**50% Ground Floor Workshop and 50% First Floor Office**



**Contact:** Toby Holmes

Willan Investments Ltd, 2 Brooklands Road, Sale M33 3SS

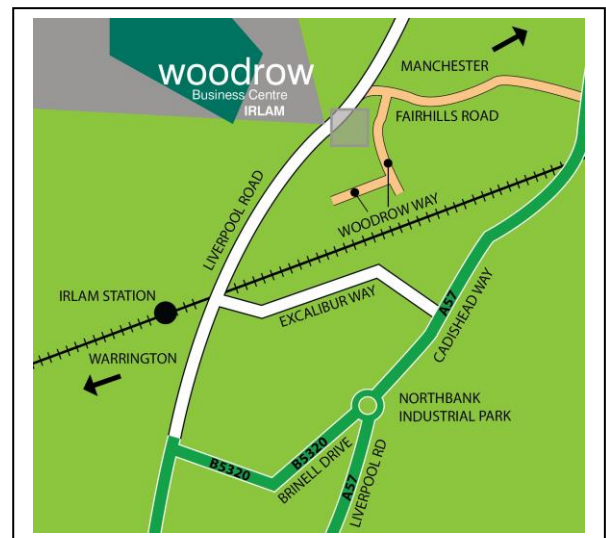
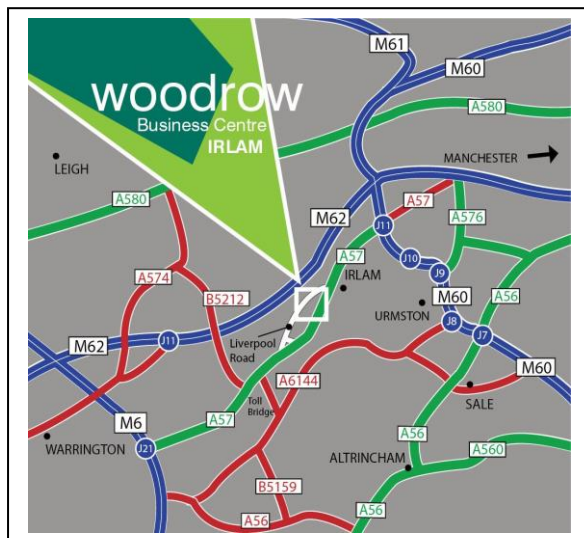
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**WILLAN**

## Unit Specification

- Good car parking ratio
- Internal workshop height of 4.125 meters (maximum)
- Powered sectional overhead loading doors
- Gas fired heater to ground floor workshop and Gas central heating to first floor office space
- First floor provides a mixture of open plan and private office space, with fitted carpets, suspended ceilings and compartmental perimeter trunking
- Kitchen area
- Video access system
- Redcare monitored intruder and fire alarms



Excellent transport links within minutes of both junction 11 of the M60 and Junction 21 of the M6

**For more information or to arrange a viewing please contact either Toby Holmes of Willan Investments on 0161 973 1234 or Jane Marshall of Roberts Vain Wilshaw**



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