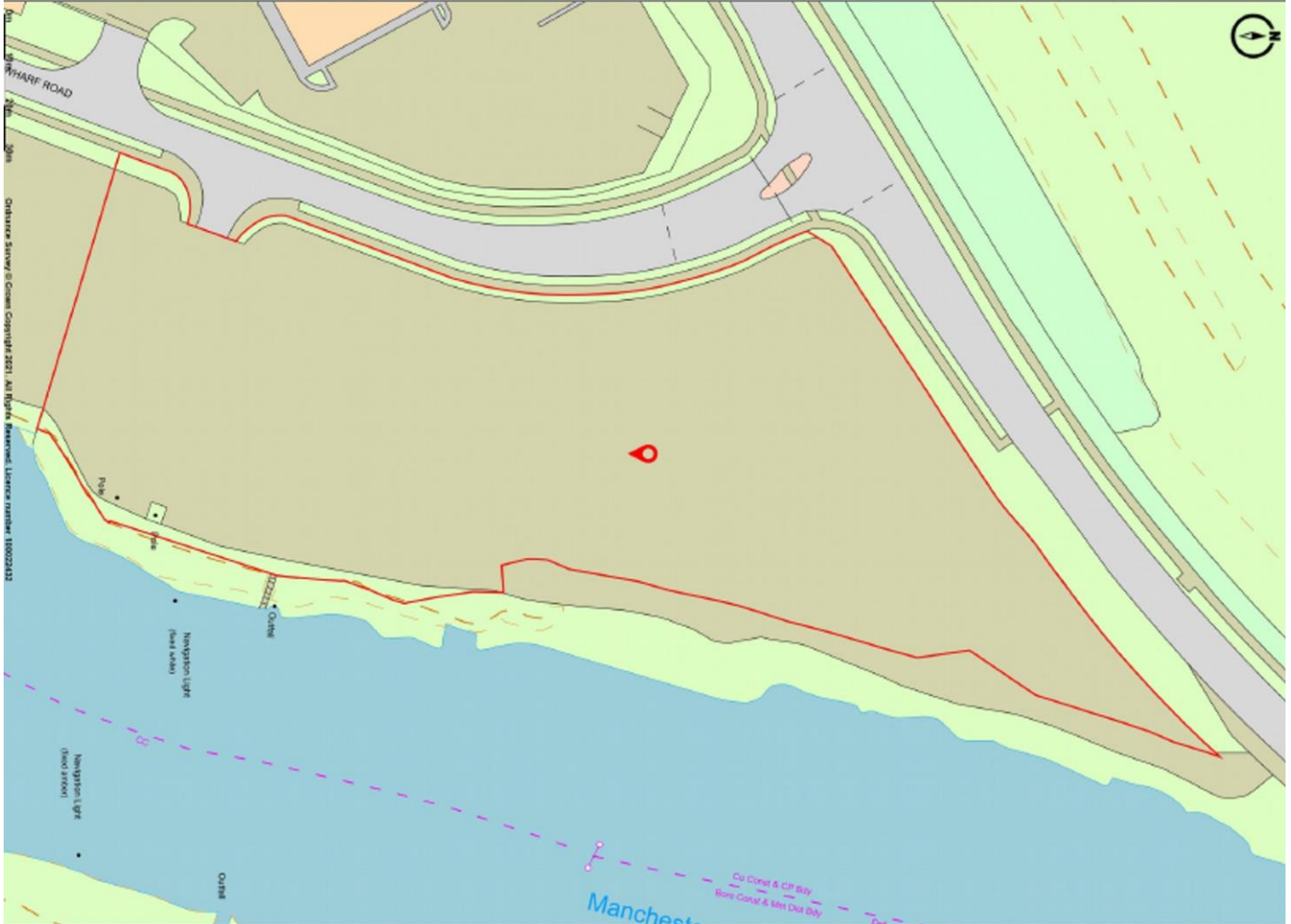


IRLAM WHARF

Irlam Wharf Road, Manchester, M44 5PN



Key Highlights

- 3.70 Acres
- Close proximity to J11 of M60 Motorway
- Available for immediate occupation
- Prime Industrial Location
- Fully secure and level site
- Suitable for a variety of uses (subject to planning)

Roberts
VainWilshaw

CHARTERED
SURVEYORS

Location

The Property is situated on Irlam Wharf Road close to Cadishead Way (A57), within the established Northbank Industrial Estate. The A57 provides direct access to Junction 11 of the M60 motorway. Irlam town centre with its local amenities lies less than 1 mile to the north along Cadishead Way.

Northbank Industrial Estate is an established Industrial location with occupiers within the vicinity including Northern Commercials, UPS and Universal Containers, amongst others.

Description

The site extends to approximately 3.78 acres and is suitable for open storage requirements. The site is secure with palisade fencing to the boundary and is surfaced with crushed construction materials which has been levelled.

Accommodation

The site measures to approximately 3.7 acres (1.50 hectares).

Tenure

The property is held on a ground lease for a term of 250 years from 31st March 2008.

Terms

The property is available to let by way of a new lease for a term of years to be agreed.

Offers are invited for the long leasehold interest with vacant possession.

VAT

VAT will be charged at the prevailing rate if applicable.

Viewing and further information

By prior arrangement with the agents.

Joseph Wilshaw

joseph.wilshaw@rvwcs.co.uk

07917 647 213



IMPORTANT NOTICE

Roberts Vain Wilshaw, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 14/01/2022