

Irlam Wharf Road, Irlam M44 5PN

TO LET OPEN STORAGE LAND

APPROX. 3.78 ACRES

Irlam Wharf Road

A57 Cadishead Way



**FULLY SECURE
& LEVEL SITE**



**CLOSE TO J11
OF THE M60**



**PROMINENT
SITE**

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 COMPLETELY SURFACED.



Carrington Power Station

Northern Commercials

Irlam Wharf Road

Irlam Container Terminal

Pro Vinyl Manchester

Pipelagging.com

A57 Cadishead Way

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.

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THE SITE IS ONLY A 10 MINUTE DRIVE FROM TRAFFORD PARK WITH SALFORD GATEWAY WESTERN CONNECTING BOTH IRLAM AND TRAFFORD PARK

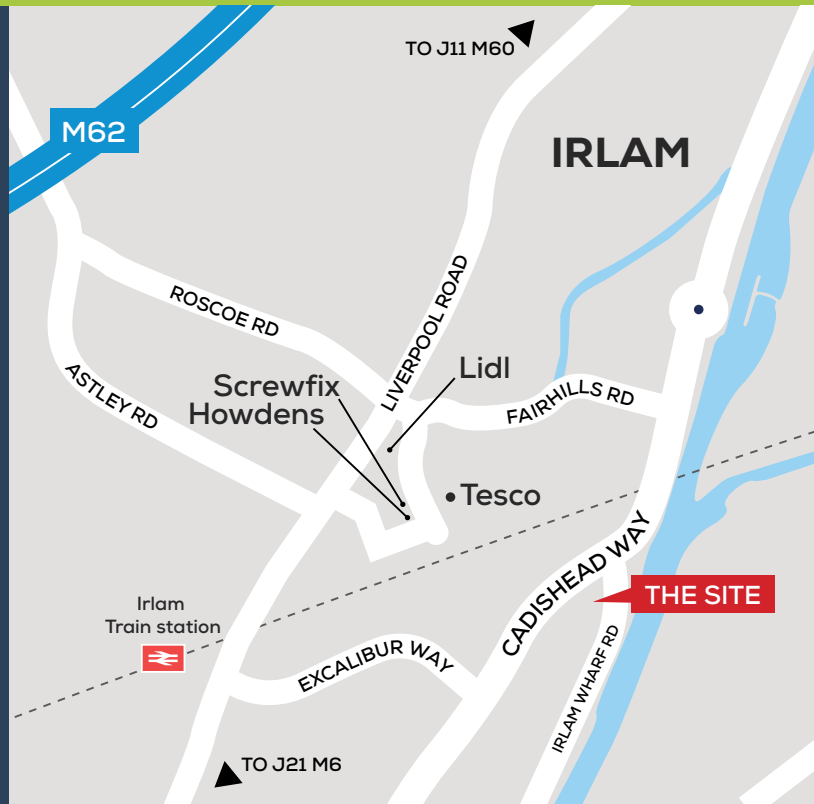
LOCATION

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

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful occupier.



FURTHER INFORMATION

For further information please contact the retained agents.

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THE A57 PROVIDES DIRECT ACCESS TO JUNCTION 11 OF THE M60 MOTORWAY