



TO LET - **UNIT 7** - 1,759 SQ FT

HIGH QUALITY WAREHOUSE WITH OFFICES OVER GROUND AND FIRST FLOOR

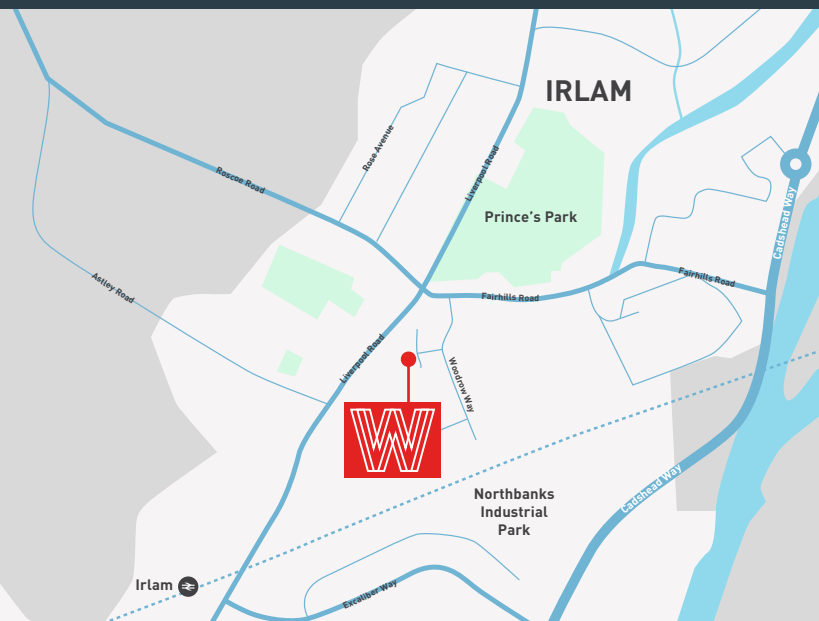
PROPERTY OVERVIEW

Woodrow Business Centre is an exciting development of 11 business units, offering a mix of high-quality workshop, warehouse and hybrid office/industrial accommodation within a secure business environment. The development comprises four single-storey workshop units alongside seven two-storey hybrid units, providing flexible space for a wide range of industrial, trade and commercial occupiers.

Designed to a high specification, each unit combines practical working accommodation with modern construction and energy-efficient features. The hybrid units provide warehouse space at ground floor level with high-quality office accommodation above, making them ideal for businesses seeking a combined operational and administrative base.

SPECIFICATION

- 1,759 sq ft warehouse with offices
- Steel portal frame construction
- Floor loading of 25kN per sq m
- Buildings constructed to current Building Regulation insulation standards
- Internal eaves height of 3.8 metres
- Mains gas and water connected
- Dedicated car parking
- Masonry external walls with insulated composite cladding
- Sectional overhead loading doors
- Secure perimeter fencing with CCTV coverage
- Monitored fire and intruder alarm connection
- Secure by Design accredited
- Male, female and accessible WC facilities



LOCATION

Woodrow Business Centre occupies a prominent position on **Woodrow Way, Irlam**, adjacent to the Tesco and Lidl supermarkets and a range of local amenities along Liverpool Road.

The development is easily accessed via the **A57 Irlam/Cadishead Bypass** and **Liverpool Road**, both providing direct links to **Junction 11 of the M60 motorway**, approximately three miles to the east. This strategic location offers excellent connectivity across Greater Manchester, the North West motorway network and beyond.

TERMS

The units are available by way of new **Full Repairing and Insuring leases** for terms to be agreed.

RENT

Rental information is available upon application.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority to verify the current Rateable Value and Business Rates payable.

VAT

All figures quoted are exclusive and liable to VAT at the prevailing rate.



EPC

Energy Performance Certificates are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ANTI MONEY LAUNDERING

In accordance with regulations ID checks will be carried out on tenants where required.

VIEWING

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