

TO LET INDUSTRIAL/ WAREHOUSE UNIT

**3 UNITS
AVAILABLE**
1,918 - 3,153
SQ FT



Irlam Business Centre
Soapstone Way, Irlam M44 6RA

- 30kN per sq m floor loading
- Electrically operated loading doors
- 3 phase electricity
- First floor level for office or storage use

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Irlam Business Centre

Soapstone Way, off Fairhills Road, Irlam M44 6RA

Location

The development provides a rare opportunity to acquire flexible industrial space in Greater Manchester. Irlam Business Centre is situated off Fairhills Road, which connects with the new A57 Cadishead Way bypass, which in turn provides direct access to junction 11 of the M60 motorway, approximately 2 miles away, and direct access to junction 21 of the M6 motorway, approximately 4 miles away.

Amenities

Minimum clear heights:

Block D 6.2m, Block E 7.6m, Block F 6.1m

- 30kN per sq m floor loading
- Electrically operated loading doors
- 3 phase electricity
- First floor level for office or storage use

Accommodation

Unit	Ground floor		First floor		Total	
	sq ft	sq m	sq ft	sq m	sq ft	sq m
12	2,346	218.0	807	74.9	3,153	292.9
19	1,293	120.13	625	58.08	1,918	178.21
22	1,520	141	736	68.3	2,256	209.5

EPC ratings

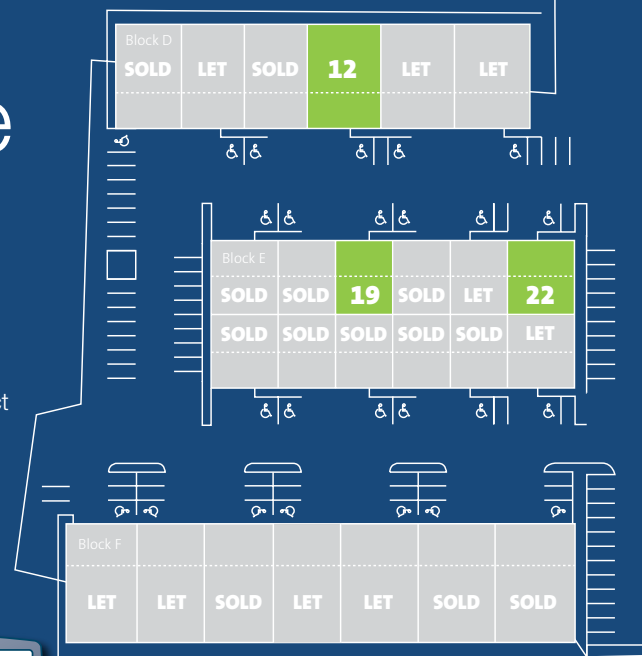
Units rated Band B

Terms

The units are available on a leasehold basis.

Viewing

By appointment with the sole agent B8 Real Estate 01925 320 520.



SAT NAV REFERENCE:
M44 6RA



Owned by:

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