

**UNDER  
CONSTRUCTION**



INDICATIVE IMAGE



**A57 NORTHBANK IRLAM**  
JUNCTION 11 **M60** JUNCTION 21 **M6**

A DEVELOPMENT BY



[www.espritirlam.co.uk](http://www.espritirlam.co.uk)

**TO LET**

**NEW HIGH SPECIFICATION  
INDUSTRIAL UNITS**

**40,000 and 65,250 sq ft  
(3,716 and 6,062 sq m)**

**PC Q1 2025**

ENTER ►





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JUNCTION 11 **M60** JUNCTION 21 **M6**



M6 J21  
4.8 miles  
8 mins

TALK TALK TECHNOLOGIES

CEVA LOGISTICS

DEAN GROUP INTERNATIONAL

REHAU

DPD

PONT PACKAGING

OMNICELL LTD

TENMAT LTD

OMEGA ENGINEERING LTD

VALUE LIGHTS

DARBY ROAD

WERIT UK LTD

UPS



M60 J11  
4.2 miles  
9 mins



**esprit** comprises two new high quality detached industrial / warehouse units with ancillary offices, substantial yard areas and car parking.



Up to 10m eaves



50 plus car parking spaces



First floor office accommodation



Secure Site

**UNIT 1**

	sq ft	sq m
Warehouse	37,500	3,484
First Floor Office	2,500	232
<b>Total</b>	<b>40,000</b>	<b>3,716</b>



47m yard depth



1 dock and 2 level access loading doors

**UNIT 2**

	sq ft	sq m
Warehouse	62,250	5,806
First Floor Office	3,000	279
<b>Total</b>	<b>65,250</b>	<b>6,062</b>



50m yard depth



3 dock and 2 level access loading doors



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M6 Junction 21  
4.8 miles / 8 mins  
M60 Junction 11  
4.2 miles / 9 mins



Manchester Airport  
20 mins  
Liverpool Airport  
45 mins



Irlam to Manchester  
28 mins  
Irlam to Warrington  
14 mins

**esprit** is located on Northbank Industrial Park, one of the North West's premier industrial locations. Access into and within the estate is excellent with both the M6 and M60 motorways minutes away. Manchester Airport is located just a 20 minute drive away.

**esprit** is situated in a prominent position on Irlam Wharf Road off the A57, Cadishead Way. The nearby Salford Gateway development area will provide a multimodal freight interchange together with retail and leisure facilities including the new Salford City Stadium.



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**TENURE**

The completed units will be available on a leasehold basis on terms to be agreed.

**VAT**

VAT will be applicable.

**LEGAL COSTS**

Each party to bear their own legal costs associated with the transaction.

**CONTACT**

For further information please contact the sole agents.



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