



Unit 16, Fairhills Business Centre, Soapstone Way, Irlam, M44 6GP

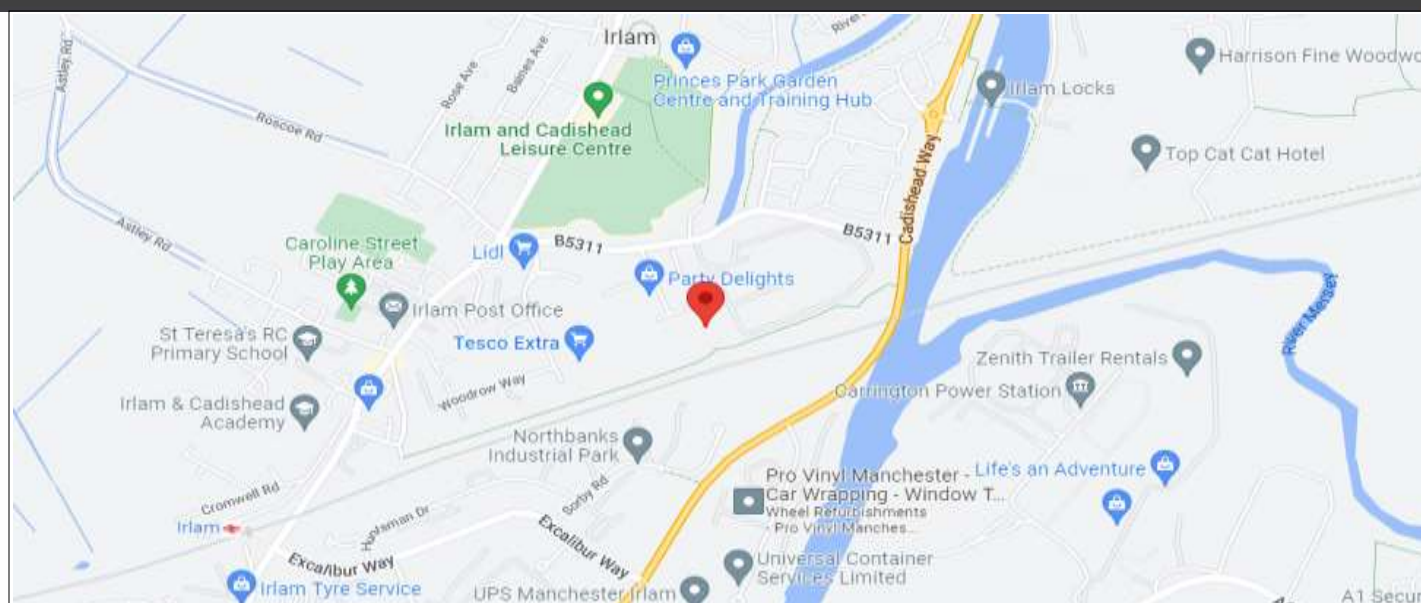
2,610 sq ft approx.

Modern warehouse unit with offices

- Circa 6m eaves
- Large level access loading door
- Good quality integral offices
- **RENT ON APPLICATION**



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Location

The property is situated on the popular Fairhills Business Centre in Irlam, which is located on Fairhills Road, which in turn provides direct access on Cadishead Way.

Access to the property is excellent with both the M60 and M6 motorways just minutes away. Junction 21 of the M6 is less than 5 miles away and junction 11 of the M60 only 4 miles.

Description

The property is a modern end terrace, steel portal frame warehouse which benefits from the following:

- 6m eaves
- LED lighting
- a single electric roller shutter door
- 4 parking spaces
- good quality integral offices, with WC and kitchen

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.

Viewing

Viewings strictly by appointment with agents BC Real Estate & Barton Kendal. Please contact:

John Barton john@bcrealestate.co.uk

Marc Wright marc@barton-kendal.co.uk