DTRE

To Let



Unit 4 Riverpark Industrial Estate Riverpark Road, Eastlands, Manchester, M40 2XP

Modern Warehouse Unit with a Large Yard

37,120 sq ft (3,448.56 sq m)

- 7.5 metre clear height
- Dock Level Loading to the front and rear of the building
- Large external parking and yard area
- Good quality internal office area
- Close proximity to Manchester City Centre
- Secure site

Unit 4 Riverpark Industrial Estate, Riverpark Road, Eastlands, Manchester, M40 2XP

Summary

Available Size	37,120 sq ft		
VAT	Applicable		
Legal Fees	Each party to bear their own costs		
Estate Charge	N/A		
EPC Rating	Upon Enquiry		

Description

Block 4 is a modern single storey industrial / warehouse unit of steel portal frame construction, with profile metal clad elevations/roof with a concrete floor. Loading is via a mix of drive in and dock level loading doors (8 in total) to the front and rear of the property. Glazed offices are located to the front of the premises together with male & female toilet facilities. The warehouse is lit by sodium box lighting.

All main services are connected to the premises, including gas and three phase electricity. In addition, the site is fully enclosed and benefits from 24 hour manned security and CCTV.

Externally the site offers a large amount of HGV and car parking with external storage/hard standing and perimeter security fence.

Location

The premises are located on Riverpark Road, off Briscoe Lane, accessed from Alan Turing Way (A6010) which forms part of the Manchester Inner Ring Road in the Eastlands area of Manchester.

Junctions 22 and 23 of the M60 are both approximately 4 miles from the premises via the A62 and A662 respectively. Manchester City Centre is approximately 1.5 miles to the west of the premises

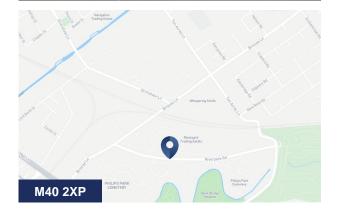
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4	37,120	3,448.56	Available
Total	37,120	3,448.56	







Viewing & Further Information

Andrew Lynn

02033289119 | 07795107469 andrew.lynn@dtre.com

Jack Weatherilt

07920468487 jack.weatherilt@dtre.com

Robert Kos

07709 846930 rob.kos@dtre.com

James Goode (Avison Young) 07891810260

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 18/09/2023