



Leestone Road, Sharston, M22 4RN

**17,179 Sq ft (approx)**

## Warehouse Unit with Secure Yard

- Flexible Terms available
- Two Roller Shutter Doors
- Office / WC
- Secure yard area
- 10 tonne crane



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### Location

The property is located on the popular Sharston Industrial Estate, fronting Leestone Road.

The estate is located just off the M56 (J2) and is ideally placed for occupiers requiring access to Manchester Airport.

### Description

The unit comprises an older brick built industrial/warehouse building arranged across 4 bays and a more modern steel portal frame extension forming a 5<sup>th</sup> bay. It benefits from the following:

- Steel truss roof
- Concrete floor
- 4 metres to underside of steel frame
- Male and female WCs
- Kitchenette
- Fully serviced Gas/Water/Electric
- Gas Heating

The more modern extension benefits from:

- Steel portal frame construction
- 8.7m clear height – 10.2m at apex
- 2 full height doors leading to secure yard
- Separate access into yard off Shentonfield Road
- 10 tonne crane

### 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.

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

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

**Gary Chapman**

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