



Irlam Wharf Road, Irlam, M44 5PN

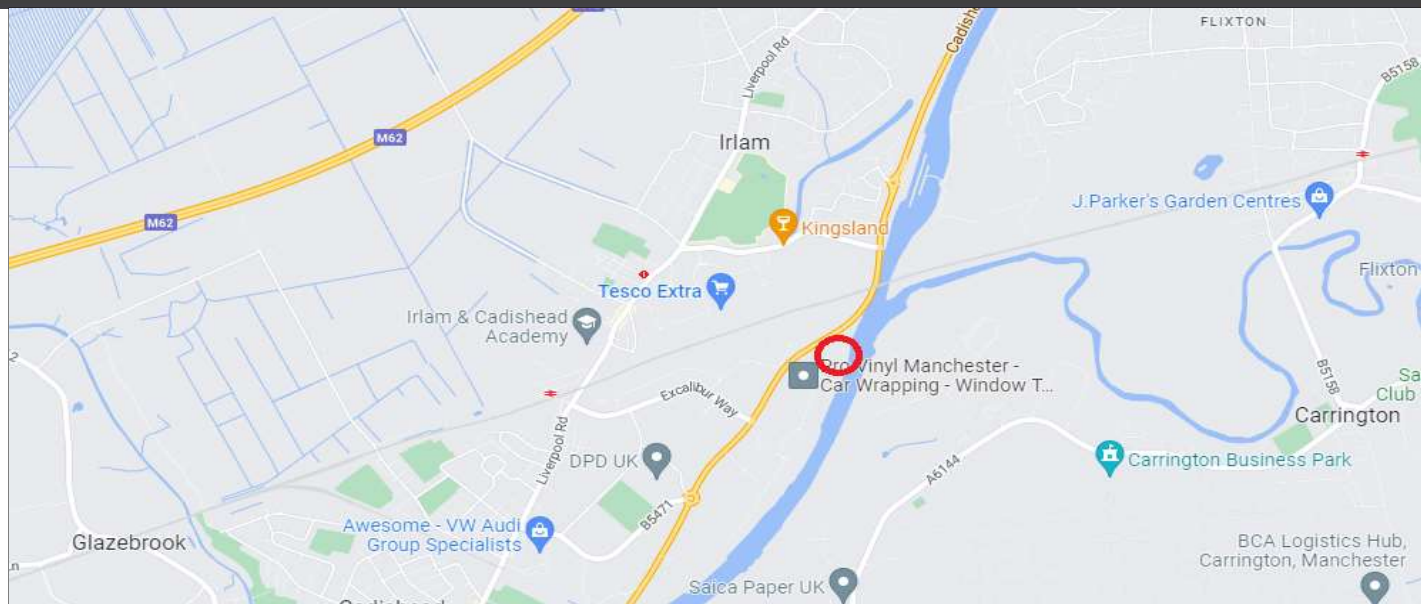
Approx. 3.78 acres

Open Storage Land

- Fully secure & level site
- Close to J11 of the M60
- Prominent site
- **RENT ON APPLICATION**



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Location

The property is situated on Irlam Wharf Road close to Cadishead Way (A57), within the established Northbank Industrial Estate.

The A57 provides direct access to Junction 11 of the M60 Motorway. Northbank Industrial Estate is an established industrial location with occupiers within the vicinity including Universal Containers, UPS, Rehau and Northern Commercials.

Description

The site extends to approximately 3.78 acres and is suitable for open storage requirements. The site is secure with palisade fencing to the boundary and is surfaced with crush and run.

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 or joint agents RVW. Please contact:

John Barton john@bcrealestate.co.uk

Joseph Wilshaw joseph.wilshaw@rvwcs.co.uk