



PRELIMINARY ANNOUNCEMENT

Gilchrist Road, Irlam

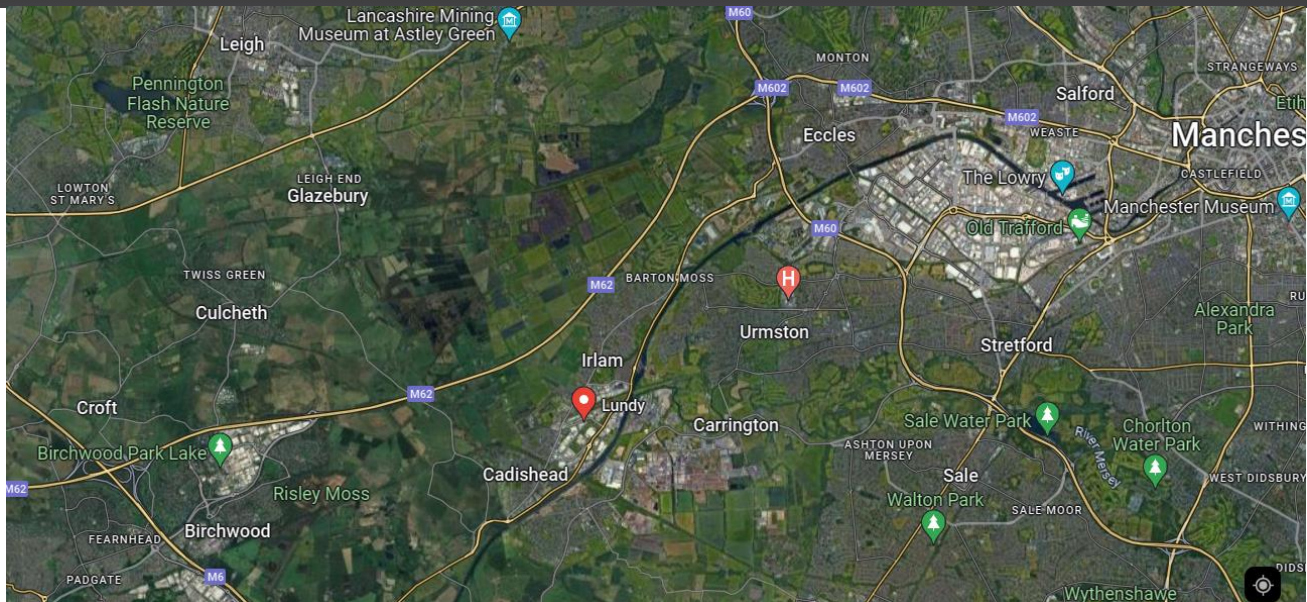
Industrial / Manufacturing unit with Offices and Large Yard

35,860 sq ft on 1.9 acres (approximately)

- Up to 13m eaves
- Self enclosed site with large yard
- Access to M60/M6
- Potential to offer substantial craneage



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Location

The premises are situated on the corner of Gilchrist Road and Excalibur Way within the popular and well established Northbank Industrial Estate. Excalibur Way joins up with Caddishead Way (A57) which is a main arterial road linking Junction 11 of the M60 and Junction 21 of the M6.

Description

The subject premises consist of three industrial buildings on a self contained site which comprise as follows:

Main warehouse of steel truss frame with steel profiled clad elevations. This unit benefits from one surface level loading door, excellent eaves height up to approximately 13m and extensive overhead cranes (including 2 at 30 tonnes).

Adjacent is a second building which is a modern addition. The specification consists of steel portal frame construction and has a minimum eaves height of 7.3m and one surface level loading door.

To the rear is a smaller detached industrial unit of steel portal frame construction with steel clad elevations. This unit benefits from two surface level loading doors and an eaves height of 5m. The unit currently provides a showroom / large open plan offices and good quality ground and first floor office accommodation.

Large extensive secure concrete yard and the premises are completely self-contained with secure palisade fencing.

Rental

The property is available on a leasehold basis only, for a term to be agreed.

The rent per annum is available on application.

Legal Costs

Each party will bear their own legal costs.

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. Please contact:

John Barton

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