



Unit 3, Delhi Road, Irlam, M44 5XA

4,487 Sq ft

Single storey warehouse with secure yard

- Large secure yard
- Loading door to the warehouse
- Integral offices
- **RENT ON APPLICATION**

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Location

The unit is located on Delhi Road which is accessed from Liverpool Road (B5320).

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 away.

Manchester Airport is approximately a 20 minute drive from the unit.

Description

A modern single storey warehouse with a large self-contained yard. The property benefits from the following:

- solid concrete warehouse floor
- single electric roller shutter door
- lighting to the warehouse
- integral offices and canteen
- secure concrete yard

Accommodation

The property is available by way of a full repairing insuring lease.

Rent

The rent is available upon 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.

Viewing

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

John Barton

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