

Mileway

Thames Industrial Estate Manchester

Available to Let
Warehouse
3,970 sq ft

Strategic location



5.5 metres



Shared Secure Yard



LED Lighting



Integral offices



Roller shutter & 3 phase supply



Thames Industrial Estate

High Ardwick Manchester M12 6DD



Description

A light industrial/warehouse unit of steel portal frame construction with brick and steel profile clad elevations and a single pitched roof. There is a single storey office/amenity block and a shared secure yard area to the front elevation for vehicular access. The unit has internal eaves of circa 5.5 metres, 3 phase electricity supply, LED lighting throughout and a roller shutter door.

Location

The estate is strategically located in the east of Manchester City centre in a well establish industrial and commercial area. The estate boasts great connectivity being in close proximity to both the A635 and A57(M) providing direct access to Manchester and the surrounding areas. The estate is 1 mile from Piccadilly Station.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

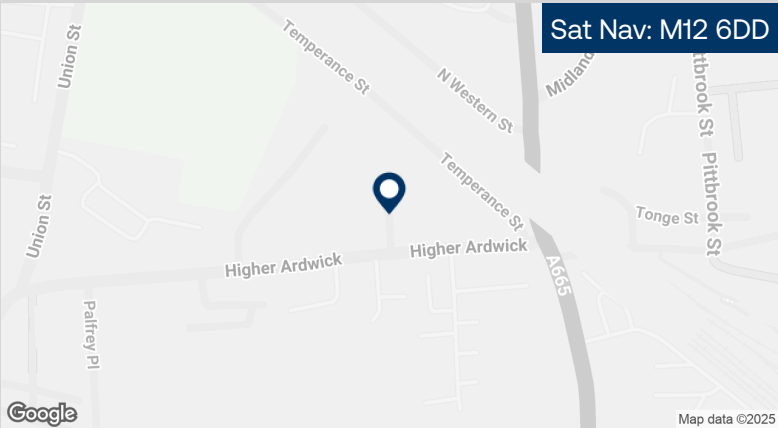
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Mileway

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 3	Warehouse	3,970	Immediately
Total		3,970	

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