



## TO LET

24,551 SQ FT  
(2,280.86 SQ M)

A detached warehouse of  
24,551 sq ft on a large self  
contained site of 2.9 acres

- steel portal frame construction
- 6 level access loading doors
- 2 HGV access points into the site
- Integral offices
- c6metre eaves
- large secure concreted yard





Summary

|                |                              |
|----------------|------------------------------|
| Available Size | 24,551 sq ft / 2,280.86 sq m |
| EPC            | Upon enquiry                 |

Description

A detached warehouse with two storey integral offices.  
The property sits on a large secure self contained site of 2.9acres.

Location

The property is situated on the well established Northbanks Industrial Park.  
The unit is situated on Sorby Road, which in turn provides access onto the A57 (Cadishead Way).  
The M6 and M62 are within 3miles.

Accommodation

The accommodation comprises the following areas:

| Name  | sq ft  | sq m     | Availability |
|-------|--------|----------|--------------|
| Unit  | 24,551 | 2,280.86 | Available    |
| Total | 24,551 | 2,280.86 |              |