4 Huntsman Drive

Irlam, Manchester, M44 5EG

BC REAL ESTATE

TO LET / FOR SALE

54,211 SQ FT
(5,036.37 SQ M)

Coming Soon...
A two bay, detached, single storey industrial unit

- Steel Portal Frame construction with metal clad roof
- 8.5m Eaves
- 40t, 17.5t and 15t cranes
- 2 fenced concreted yards with 6 level access loading doors
- Sodium lighting and hot air blowers
- Substantial mezzanine floor with forklift loading access

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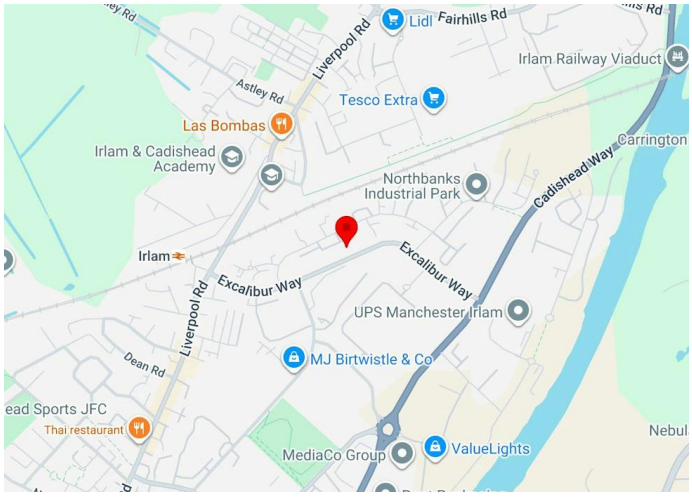

Summary

Available Size	54,211 sq ft / 5,036.37 sq m
EPC	Upon enquiry

Description

A two bay, detached, single storey industrial unit which benefits from the following:

-Steel Portal Frame construction with metal clad roof
-8.5m Eaves
-40t, 17.5t and 15t cranes
-2 fenced concreted yards with 6 level access loading doors
-Sodium lighting and hot air blowers.
-Substantial mezzanine floor with forklift loading access

Location

The property is situated on Huntsman Drive, at its junction with Excalibur Way, forming part of the well-established Northbank Industrial Estate. Excalibur Way connects directly with the A57 which is the main arterial route through the Northbank Estate and link with Warrington and the M6/M62 and M56 to the West and Manchester/M60 to the East.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	54,211	5,036.37	Available
Total	**54,211**	**5,036.37**	

Viewings & Further information

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