

TO LET

4,000 - 20,000 sq.ft

Irwell Point, Agecroft Commerce Park,
Shearer Way, Manchester M27 8UJ

NEW WAREHOUSE/TRADE COUNTER/INDUSTRIAL DEVELOPMENT


AldenGreen
COMMERCIAL PROPERTY

Nolan Redshaw

0161 763 0828
www.nolanredshaw.co.uk



PRIME LOCATION 3 MILES NORTH WEST OF CITY CENTRE AND 2 MILES FROM M60 ORBITAL

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Irwell Point is situated within Agcroft Commerce Park, south of Agcroft Road. Off the A6044, it is approximately 3 miles north west of Manchester city centre. The development is accessed via Shearer Way and from the A6044 via Tallyman Way. Agcroft is approximately 2 miles from Junction 15 of the M60 via the A666 and is only 3 miles from junction 17 of the M60 via the A56. Manchester and Salford city centres are only 5-10 minutes drive away via the A6.

Agcroft Commerce Park
 Agcroft Commerce Park is a soon to be completed regeneration project. The excellent location has attracted Bunzl; Squirrel Storage; PZ Cussons; Securicor and Nimans.

- Unit Specification**
- Eaves Height (6m)
 - Floor Loading (35kN per sq.m)
 - Micro-Rib Cladding
 - Concrete Yards
 - Offices, to clients specifications

Terms
 The completed buildings are available by way of new full repairing and insuring leases.

Rental
 On application.

Rates
 To be assessed.

EPC
 Not yet assessed.

Completion
 Completion is expected summer 2016.

Viewing
 Via sole Agents, Nolan Redshaw.

Paul Nolan
 Tel: 0161 763 0822
 Email: paul@nolanredshaw.co.uk

Jonathan Pickles
 Tel: 0161 763 0825
 Email: jonathan@nolanredshaw.co.uk

