

MANCHESTER

Shepley Industrial Estate

Available to Let
Industrial/warehouse units
5,005 – 21,265 sq ft

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Shepley Industrial Estate offers a range of industrial/warehouse units, a number of which have been comprehensively refurbished. The units are available in a range of sizes. The majority of the units provide clear open span production/warehousing space with loading doors and ancillary facilities. Full details of individual sizes and specifications are available from the letting agents.

The units are of steel portal frame construction and have eaves heights from 5 – 6 metres. Some units on the estate include office accommodation.



7 miles to
Manchester
City Centre



Loading
doors



On-site parking



Close to M60
and M67



Enclosed
rear yards



On-site Café

- Refurbished units available
- New roofs
- CCTV
- Internal office accommodation

Site Plans

Shepley Industrial
Estate North

Shepley Industrial
Estate South



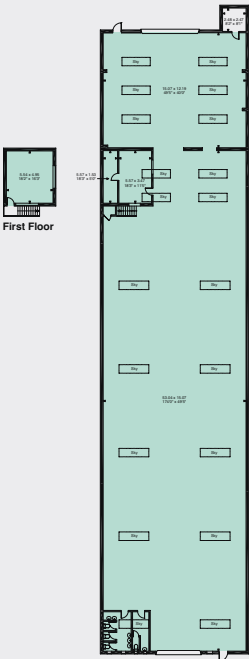
Accommodation

Unit	sq ft	sq m
Unit 4, Shepley South	10,682 sq ft	992 sq m
Unit 12, Shepley North	5,005 sq ft	465 sq m
Unit 13, Shepley North	5,578 sq ft	518 sq m

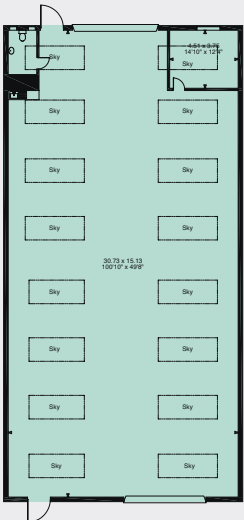
Key Features

- 7 miles to Manchester City Centre
- Access from Shepley Road
- Less than 5 minutes drive to Jct 1A of the M67 and Jct 23 of the M60
- Refurbished units available
- Internal office accommodation
- Loading doors
- Eaves heights between 5-6 metres
- 100 KVA
- CCTV
- On-site parking
- Enclosed yards to the rear
- On-site Café

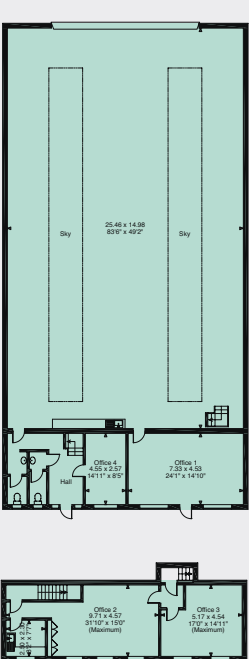
Unit 4



Unit 12



Unit 13



Shepley Industrial Estate

Units 4, 12 & 13 Shepley Industrial Estate, North and South, Audenshaw, Manchester M34 5DW

EPC

EPC available upon request.

VAT

VAT will be payable where applicable.

Terms

The premises are available on the basis of a new full repairing and insuring lease for a term of years to be negotiated.

Legal Costs

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

Location

Direct access into Manchester City Centre within 20 minutes via A57.

A6017 provides quick access to M60 orbital motorway, servicing Greater Manchester and linking to the wider national motorway network.



By Rail

Guide Bridge Railway Station.

Guide Bridge railway station is one mile to the North of the property and runs frequent services to Manchester Piccadilly in under 12 minutes. 4 Metrolink Stops within Ashton-under-Lyne Town Centre.

One mile from Shepley Industrial Estate.



By Bus

11 Bus Stops within a 10 minute walk

Viewing / Further Information

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Property owned by **Mileway**

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