

Priestley Point

Priestley Road, Wardley Industrial Estate, Worsley, M28 2LX



TO LET

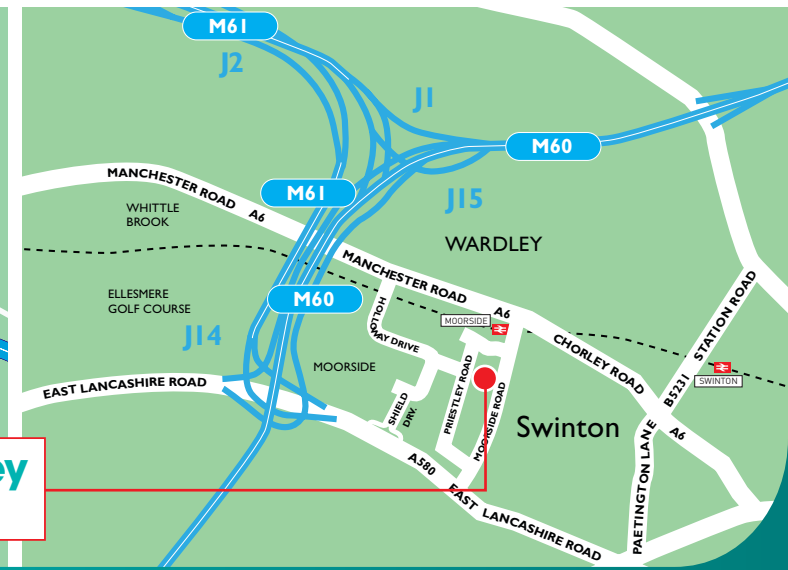
Warehouse / Industrial Units
6,768 to 19,987 sq ft

- Prominent position
- Within 1 mile of M60 & M61 Motorways
- Secure fenced site

LOCATION

Priestley Point is located in a prominent location fronting Priestley Road at the heart of Wardley Industrial estate. The estate fronts directly onto the A580 East Lancashire Road, approximately 5 miles north west of Manchester City Centre.

Priestley Point is extremely well positioned, 1 mile to the east of Junction 2 of the M60 and Junction 14a of the M62, which provides access to the national motorway network, and the main centres of Manchester, Liverpool, Leeds and Birmingham.



ACCOMMODATION

INDUSTRIAL	SQ. FT	SQ. M
Unit 1	6,768	629
Unit 2	13,219	1,229
TOTAL	19,987	1,858

SITE PLAN



SPECIFICATION

- Brick elevations
- Steel truss pitched roof
- 10% translucent lighting.
- 4.5 metre eaves height
- High-level sodium lights
- Integral office accommodation
- Roller shutter loading door to unit 1 and 3
- Large concrete yard area and parking area
- Fully secured & fenced site.

LEASE TERMS

The units are available to let on an internal repairing basis by way of a standard flexible agreement.

A copy of this agreement can be made available upon request.

The yard area is also available by way of a flexible agreement on terms to be agreed.

VIEWING

To arrange a viewing or for further information please contact one of our joint letting agents.

John Sullivan at Lambert Smith Hampton on 0161 228 6411 or Paul Cook at CBRE on 0161 455 7666.

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