



TO LET

Mayfield Industrial Park, Liverpool Road, Irlam M44 5GD



Business/Warehouse/Industrial/Trade Counter Units *****IMMEDIATE AVAILABILITY*****

- 3 units available (5,7 & 8) as a whole or combined.
- 2810 sq ft, 3340 sq ft & 5,620 sq ft.
- Prominent roadside position.
- Close to M60.
- Section up and over and roller shutter access doors.
- 4.5 m eaves.
- Secure self-contained landscaped estate.
- Suitable for roadside uses subject to planning.

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Tel: 0161 234 0777



Commercial Property
Advisers and Agents

Mayfield Industrial Park
Liverpool Road
Irlam



LOCATION

The units are located on the modern and established Mayfield Industrial Park, just off the A57 Liverpool Road, which connects Irlam Town Centre and Junction 21 of the M6 and with the M60 at Junction 11 approximately 1.5 miles away to the north east.

DESCRIPTION

The premises comprise modern industrial/business units of portal frame construction with an eaves height of approximately 4.45 m.

Elevations are of brick and internal facing blockwork with insulated profile cladding above underneath a profile metal decked roof. Access is provided via a sectional up and over and roller shutter doors approx .

There is a showroom/office area to the ground floors of all units together with kitchen and male and female WC facilities.

ACCOMMODATION

Measured on a gross internal basis the units provide the following areas.

Unit No	Sq ft	Sq m
7	2810	261
8	2810	261
7 & 8	5620	522
5	3340	310

TERMS OF DISPOSAL

The units are available to rent on leases drawn on a full repairing and insuring basis for a term of years to be agreed.

RENT

On application

RATEABLE VALUE

EPC

Available upon request

VAT

All prices will be liable to VAT at the prevailing rate.

VIEWING

Via the joint agents TFC on 0161 234 0777 or WT Gunson on 0161 833 9797

