

**ON SITE NOW**  
COMPLETION DUE QTR 4 2020



Image of recent development by Marshall

**PHASE 1 SOLD TO NEWSHIP GROUP**

# ECLIPSE136

## A57 NORTHBANK IRLAM

JUNCTION 11 M60 | JUNCTION 21 M6

A DEVELOPMENT BY

**MARSHALL**

**FOR SALE / TO LET  
NEW HIGH SPEC  
INDUSTRIAL /  
DISTRIBUTION UNIT  
136,000 SQ FT  
(12,634 SQ M)  
ON A SITE OF CIRCA 10 ACRES**



# ECLIPSE136

A57 NORTHBANK IRLAM

JUNCTION 11 M60 | JUNCTION 21 M6

DESCRIPTION | SPECIFICATION & ACCOMMODATION | LOCATION | GALLERY | CONTACTS



## DESCRIPTION

Eclipse136 comprises a high quality detached warehouse / distribution unit with ancillary offices, substantial yard area and staff car parking.

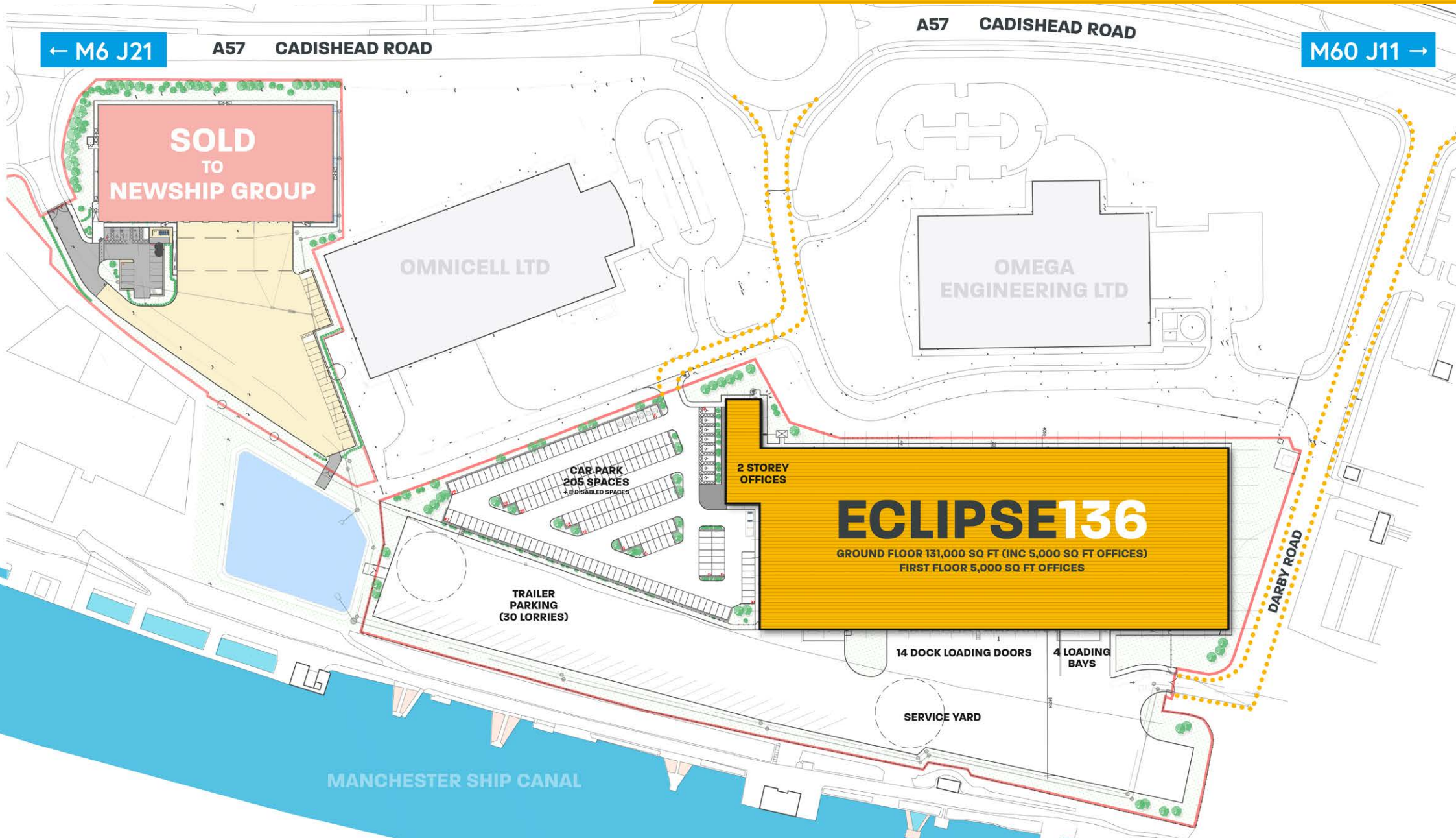


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A57 NORTHBANK IRLAM

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← M6 J21

A57 CADISHEAD ROAD

A57 CADISHEAD ROAD

M60 J11 →

SOLD  
TO  
NEWSHIP GROUP

OMNICELL LTD

OMEGA  
ENGINEERING LTD

CAR PARK  
205 SPACES  
+ @ DISABLED SPACES

2 STOREY  
OFFICES

**ECLIPSE136**

GROUND FLOOR 131,000 SQ FT (INC 5,000 SQ FT OFFICES)  
FIRST FLOOR 5,000 SQ FT OFFICES

TRAILER  
PARKING  
(30 LORRIES)

14 DOCK LOADING DOORS

4 LOADING  
BAYS

SERVICE YARD

DARBY ROAD

MANCHESTER SHIP CANAL



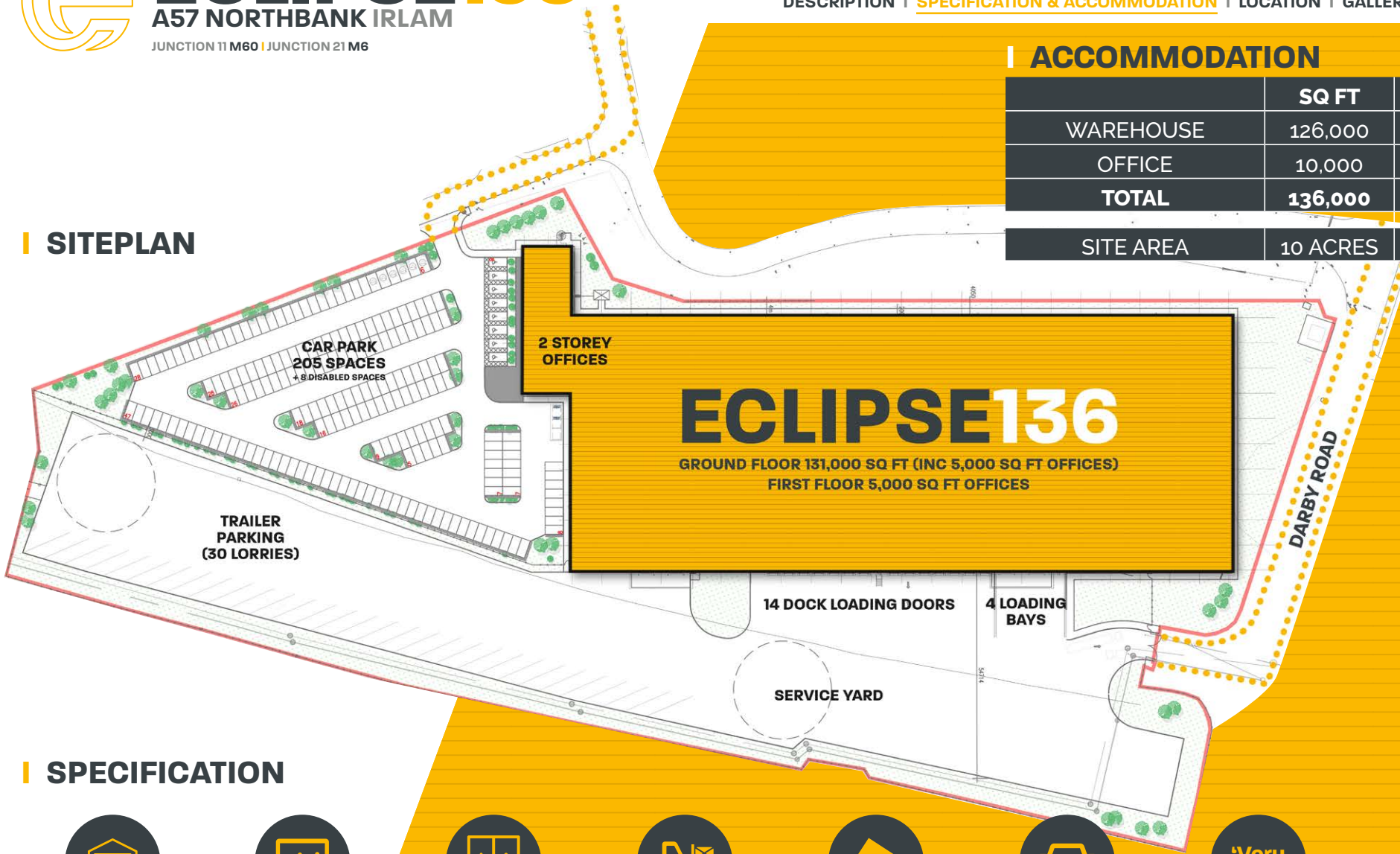
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## SITEPLAN



## ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	126,000	11,705
OFFICE	10,000	929
<b>TOTAL</b>	<b>136,000</b>	<b>12,634</b>
SITE AREA	10 ACRES	4,046 HA

## SPECIFICATION



12.5 M TO UNDERSIDE OF HAUNCH



2 STOREY OFFICES



14 DOCK LOADING DOORS



4 LEVEL ACCESS DOORS



SECURE SITE



UP TO 213 CAR PARKING SPACES



'BREEAM' VERY GOOD



30 TRAILER BAYS



# ECLIPSE136

## A57 NORTHBANK IRLAM

JUNCTION 11 M60 | JUNCTION 21 M6

### LOCATION

**ECLIPSE136** is located on Northbank Industrial Park, one of the North West's premier industrial locations. Access into and within the estate is excellent with both the M6 and M60 motorways minutes away. Manchester Airport is located just a 20 minute drive away.

**ECLIPSE136** is located in a prominent position adjacent to the principal entrance to the estate at the junction of Brinell Drive and Cadishead Way. The nearby Salford Gateway development area will provide a multimodal freight interchange together with retail and leisure facilities including the new Salford City Stadium.



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M6 Junction 21  
4.8 miles / 8 mins  
M60 Junction 11  
4.2 miles / 9 mins



Irlam to Manchester 28 mins  
Irlam to Warrington 14 mins



Manchester Airport 20 mins  
Liverpool Airport 45 mins

M6 J21  
4.8 miles  
8 mins

M60 J11  
4.2 miles  
9 mins



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## | GALLERY

All gallery images contained here have been developed and constructed by Marshall Construction and Commercial Development Projects.





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JUNCTION 11 M60 | JUNCTION 21 M6

DESCRIPTION | SPECIFICATION & ACCOMMODATION | LOCATION | GALLERY | [CONTACTS](#)

## TENURE

The completed unit will be available on a Freehold or Leasehold basis on terms to be agreed.

## VAT

VAT will be applicable.

## LEGAL COSTS

Each party to bear their own legal costs associated with the transaction.

## CONTACTS

For further information please contact the joint agents.



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A DEVELOPMENT BY

**MARSHALL**

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