

# FOR SALE / TO LET

12,881 – 29,142 sq ft (1,196.69 – 2,707.39 sq m)

On a site area of approx. 1.5 acres (0.607 ha)

- Self-contained site
- Potential to sub-divide
- Clear working height of 6.5m
- 2 x electronically operated roller shutter doors to each unit
- 3 miles to M60 Motorway
- Occupation available January 2024



Self-contained modern single storey industrial warehouse facility

**Unit 3 & 4 Tallow Way**

**Fairhills Road, Fairhills Industrial Estate**

**Irlam M44 6RJ**



# Units 3 & 4 Tallow Way

## Fairhills Road, Fairhills Industrial Estate, Irlam, M44 6RJ

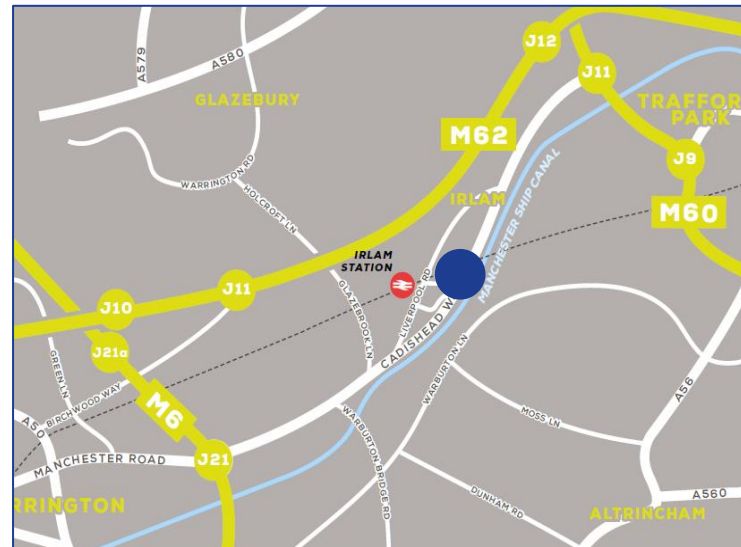
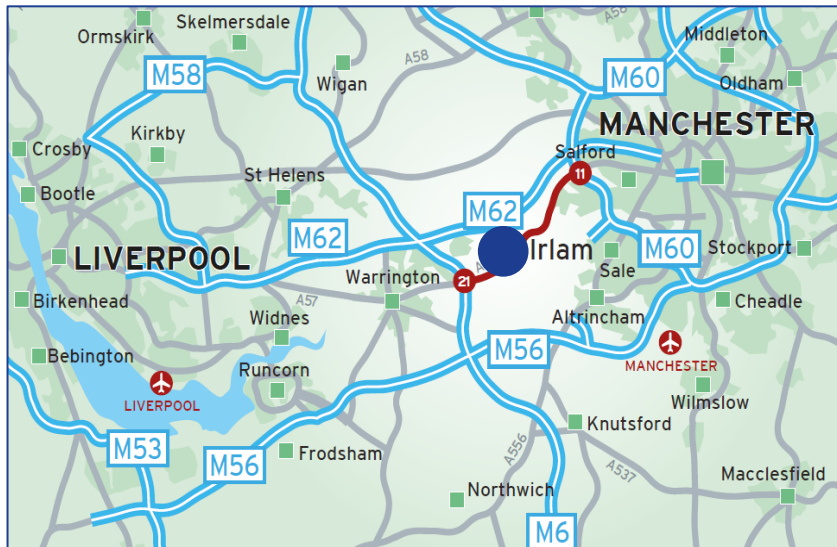
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### Location

The property is located on Tallow Way within Fairhills Industrial Estate, adjoining the Tesco Superstore, close to the centre of Irlam.

Fairhills Industrial Estate is located alongside Northbank Industrial Estate on Fairhills Road (B5311) which runs between Cadishead Way (A57) and Liverpool Road (B5320).

The property has excellent road links to the motorway network and is accessed via the new Irlam / Cadishead bypass leading to Junction 11 of the M60 Motorway (3 miles) and the A57 Liverpool Road leading to Junction 21 of the M6 Motorway (4 miles). Manchester City Centre is approximately 10 miles to the east.



### DISTANCES

J11 M60	3 miles
J21 M6	4 miles
Manchester City Centre	10 miles
Trafford Park	6 miles
Manchester Airport	14 miles
Liverpool Airport	26 miles
Liverpool City Centre	28 miles

Self-contained modern single storey industrial warehouse facility

# Units 3 & 4 Tallow Way Fairhills Road, Fairhills Industrial Estate, Irlam, M44 6RJ

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## Description

The property comprises a self-contained modern single storey industrial warehouse facility with the following specification:

- Steel portal frame construction
- Clear working height of 6.5m
- Potential to divide into two units
- Each unit has a large secure self-contained yard
- 2 x electronically operated roller shutter doors to each unit
- High bay sodium lighting
- Heating
- Good quality office accommodation
- 3 phase electricity
- Welfare accommodation
- Air conditioned offices including reception, kitchen and welfare facility



Self-contained modern single storey industrial warehouse facility

# Units 3 & 4 Tallow Way Fairhills Road, Fairhills Industrial Estate, Irlam, M44 6RJ

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## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, 6<sup>th</sup> Edition and comprises the following gross internal floor areas:-

<b>Unit 3</b>	<b>Sq ft</b>	<b>Sq m</b>	<b>Sq ft</b>	<b>Sq m</b>
Ground Floor Warehouse			10,087	937.14
Office within Total Ground Floor Area	1,679	156		
First Floor Original Office Accommodation			1,077	100.10
First Floor Office above Mezzanine Accommodation			1,286	119.45
Linkway			431	40.00
<b>Total Unit 3</b>			<b>12,881</b>	<b>1,196.69</b>

<b>Unit 4</b>	<b>Sq ft</b>	<b>Sq m</b>	<b>Sq ft</b>	<b>Sq m</b>
Ground Floor Warehouse			15,260	1,417.72
Office within Total Ground Floor Area	1,052	97.73		
First Floor Original Office			1,001	92.98
<b>Total Unit 4</b>			<b>16,261</b>	<b>1,510.70</b>

<b>Total Accommodation</b>			<b>29,142</b>	<b>2,707.39</b>
<b>Site Area (approx.)</b>			<b>1.5 acres</b>	<b>0.607 ha</b>

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# Units 3 & 4 Tallow Way Fairhills Road, Fairhills Industrial Estate, Irlam, M44 6RJ

HOME

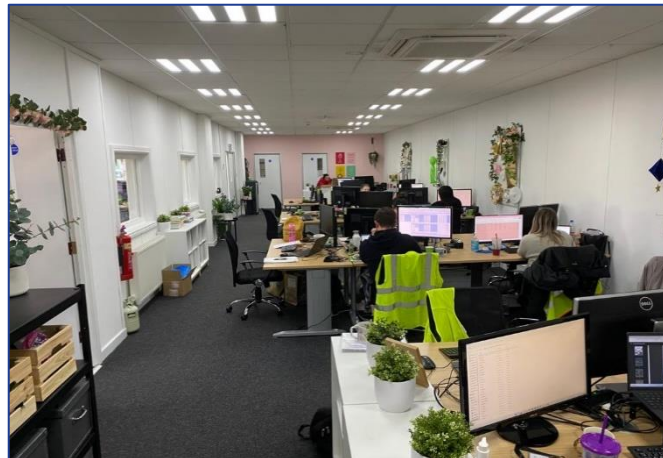
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## Services

We understand all mains services are available to the property including three phase electricity, gas, mains water and drainage.

## Energy Performance Certificate

An Energy Performance Certificate is available on request.

## Rateable Value

The property is listed in the current Rating List as “Warehouse and Premises” with a current Rateable Value of £96,500.

We advise interested parties to make their own enquiries of the Local Rating Department.

## Planning

The property is situated within an established industrial estate and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the Salford Council Planning Department and ensure their proposed use is acceptable.

## Terms

The properties are available to purchase via way of a freehold sale or are available to lease fully repaired on full repairing and insuring terms.

The units are available individually or combined.

Occupation will be available January 2024.

## Rental / Price

Upon application.

## VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser / occupier.

## FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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