

FOR SALE / MAY LET

15,069 SQ FT (1,399.97 SQ M)

- Self-contained secure site
- Eaves height ranging from 7.12m – 9m
- 2 x electronically operated roller shutter doors
- 3 miles to M60 Motorway
- Site area of 1.051 acres (0.425 ha)



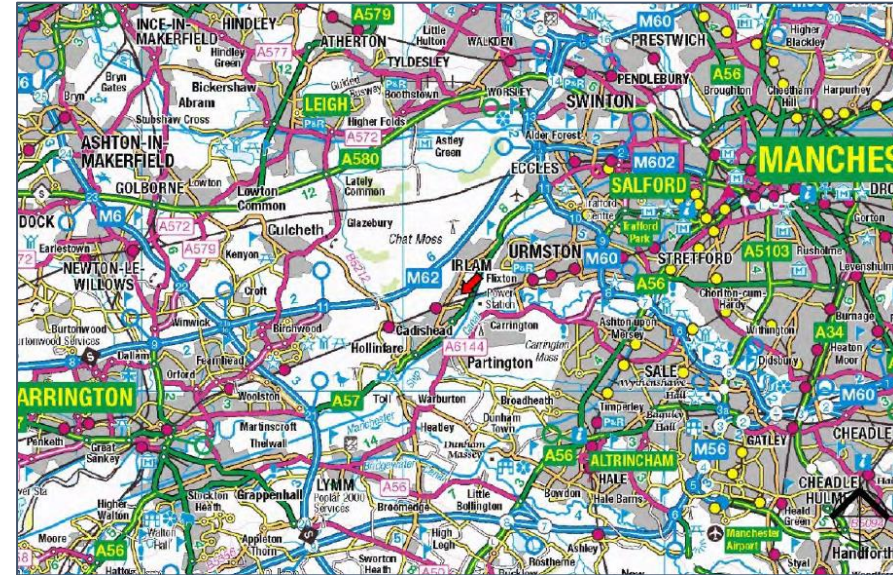
2 TALLOW WAY, FAIRHILLS INDUSTRIAL ESTATE, IRLAM, M44 6RJ
SELF-CONTAINED DETACHED INDUSTRIAL / WAREHOUSE UNIT WITH OFFICES

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

DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction with part brick and part steel profile clad elevations incorporating double glazed, aluminium framed windows and doors, set beneath a hipped profile clad roof with translucent roof panels. The property offers the following specification:

Warehouse

- Open plan warehouse space
- 2 no. electric roller shutter doors
- Eaves height ranging from 7.12m – 9m
- Concrete floor
- High bay lighting

Offices / Ancillary

- Two storey office accommodation
- Open plan to the ground floor with WCs and kitchen
- Stair access to first floor
- Open plan / storage accommodation and kitchenette to first floor
- Mix of carpet and linoleum / laminate to solid floors
- Painted plastered walls and plaster / suspended ceilings incorporating surface mounted recessed lighting
- Heating is via wall mounted gas fired radiators

External

- Bound by a mixture of steel palisade fencing and mature trees / shrubs
- Concrete surfaced yard
- Tarmac surfaced car park incorporating 23 marked spaces and 2 accessible bays
- Maximum yard depth of approximately 100 feet (30.48 metres)



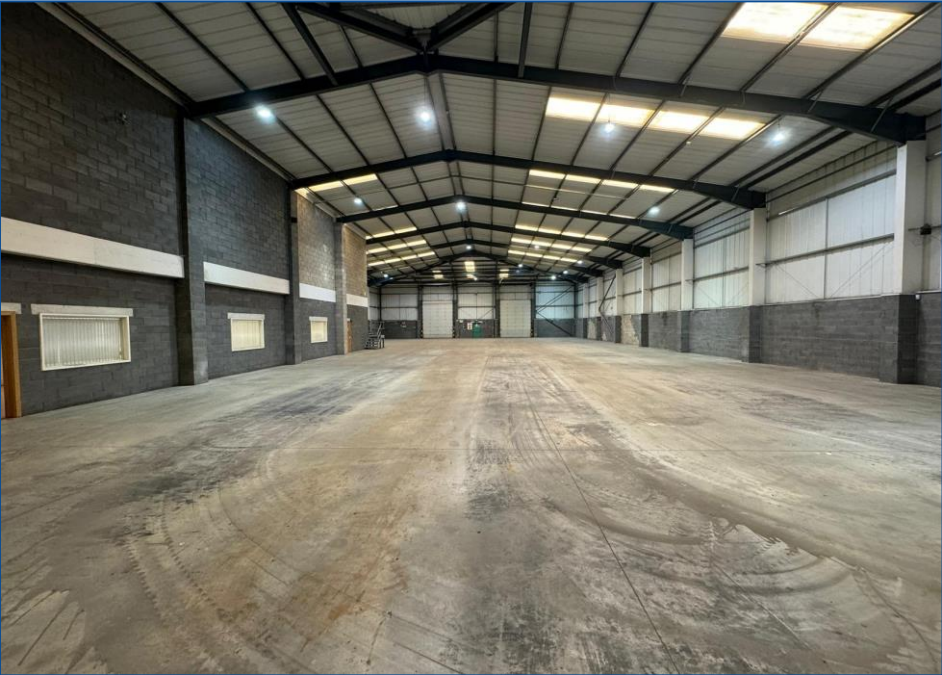
ACCOMMODATION



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

	Sq ft	Sq m
Ground Floor Warehouse	11,972	1,112.22
Ground Floor Offices	1,500	139.40
First Floor Offices	1,597	148.35
Total	15,069	1,399.97
Site Area	1.051 acres	0.425 ha

GALLERY



FURTHER INFORMATION

Services

We understand all mains services are available to the property including three phase electricity, gas, mains water and drainage. The services have not been tested.

Energy Performance Certificate

The property has a current EPC Rating of 'C'.

A copy of the Energy Performance Certificate is available on request.

Rateable Value

The property is listed in the 2023 Rating List as "Warehouse and Premises" with a current Rateable Value of £76,500.

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 restrictions.

Interested parties should make their own enquiries of the Salford City Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

Terms

The property is available to purchase freehold, alternatively a lease may be considered on full repairing and insuring terms to be agreed.

Price / Rental

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, we are required to conduct checks on all purchasers / tenants. Prospective purchasers / tenants will need to provide proof of identity and residence. Prospective purchasers will be requested to provide proof of funds.

Further Information / Viewings

For further information, or to arrange a viewing, please contact:



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IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are given notice that:

(1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them.

September 2024