

**FOR SALE**

**12,933 SQ FT (1,201.50 SQ M)**

- Fully secure estate
- Good quality warehouse and office accommodation
- Fully alarmed
- Rare purchase opportunity

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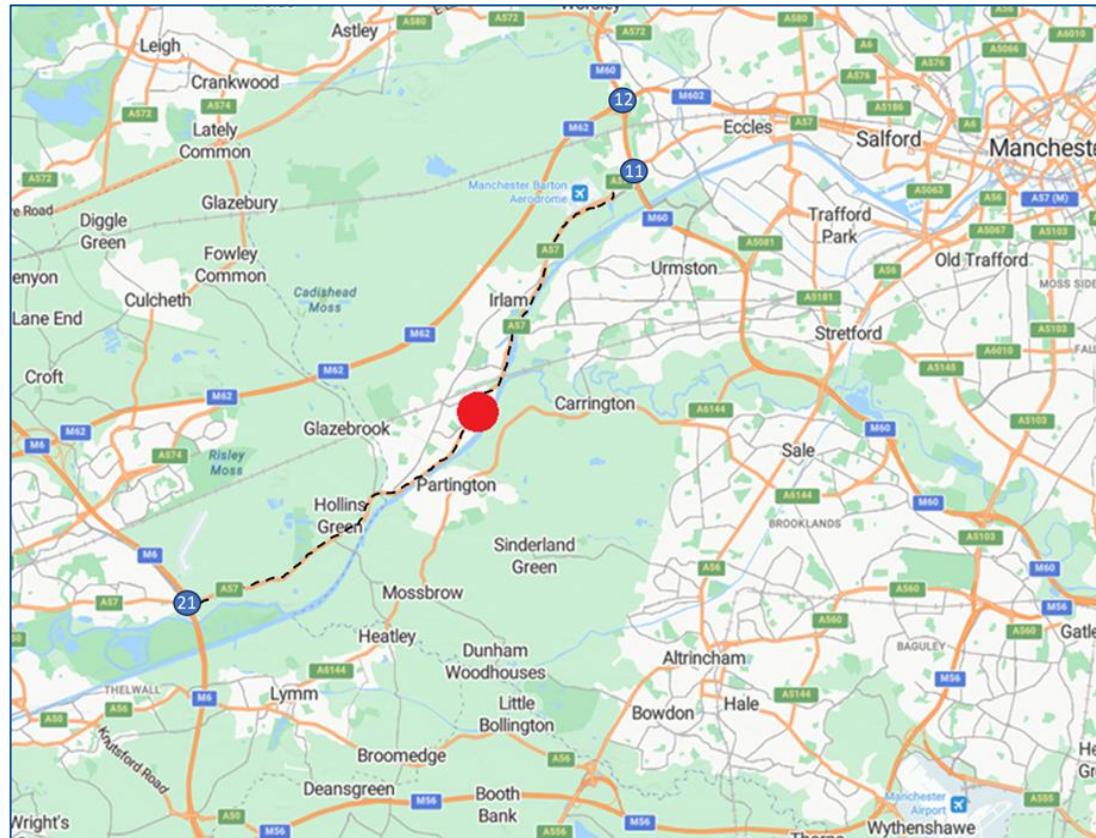


**UNIT 15, WHARFSIDE BUSINESS PARK, IRLAM WHARF ROAD, IRLAM,  
MANCHESTER, M44 5PN**  
MODERN END-TERRACE INDUSTRIAL / WAREHOUSE UNIT

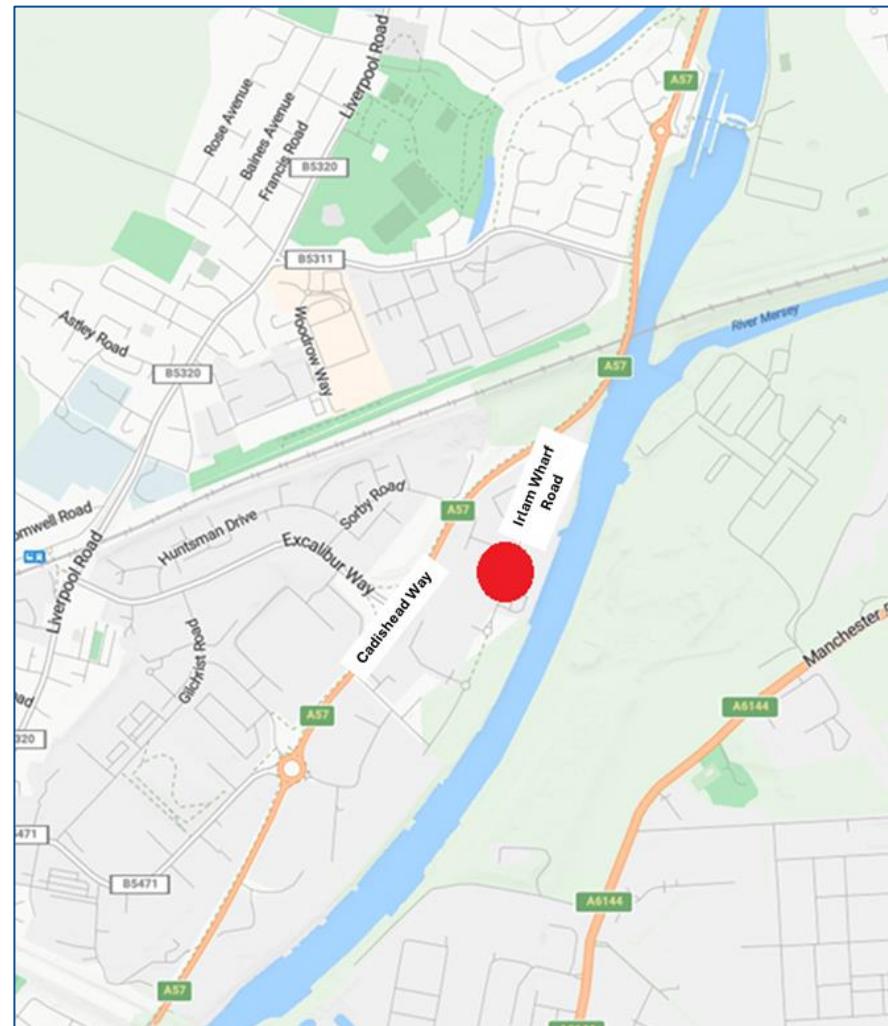
# LOCATION

The property is located within Wharfside Business Park which is accessed from Irlam Wharf Road, within the heart of the established Northbank Industrial Park.

Wharfside Business Park provides excellent road communication links with the A57 connecting directly to Junction 11 of the M60 Motorway 3.5 miles to the north-west, which then connects to Junction 12 of the M62 Motorway within a mile. Junction 21 of the M6 Motorway is approximately 5 miles to the west from the property.



Irlam Railway Station	1 mile
M60 Motorway Junction 11	3.5 miles
M62 Motorway Junction 12	4.4 miles
M6 Motorway Junction 21	5 miles
Manchester International Airport	14 miles



## DESCRIPTION / ACCOMMODATION

The property comprises a modern end-terrace warehouse of steel portal frame construction with part blockwork walls offering the following specification:

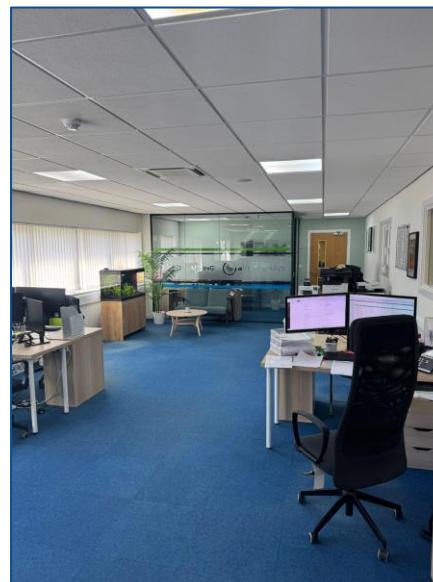
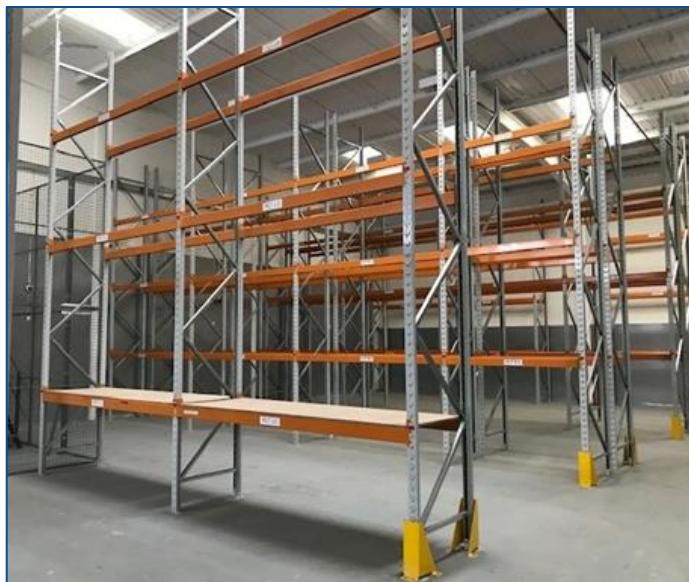
- Sealed concrete floor
- Electrically operated up and over drive-in loading door
- Mono-pitched roof with translucent rooflights
- Lighting to the warehouse
- Eaves height ranging from approx. 6m – 8m
- Gas fired warm air blowers
- Reception area and WCs to the ground floor
- Two storey offices with accessible lift access. The offices are carpeted with suspended ceilings, Category II lighting and perimeter trunking power. Heating is via comfort cooling and air conditioning.
- Mezzanine storage floor
- Fully alarmed
- Concrete yard with 11 car parking spaces
- 5 EV charging points

The property comprises the following Gross Internal Area:

	Sq ft	Sq m
Ground Floor	9,941	923.60
First Floor Offices	2,090	194.10
Mezzanine Storage	902	83.80
<b>Total</b>	<b>12,933</b>	<b>1,201.50</b>



# GALLERY



# FURTHER INFORMATION

## Services

All mains services are available to the property.

## Energy Performance Certificate

The property has an EPC rating of 'C'.

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

## Rateable Value

The property is listed in the current Rating List as "Warehouse, Office and Premises" with a current Rateable value of £69,000.

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

## Planning

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.

## Tenure

The property is available to purchase long leasehold under title number MAN49220 for a period of 999 years from 7<sup>th</sup> April 2006 at a rent of one peppercorn per annum (if demanded).

## 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, we are required to conduct checks on all purchasers who will need to provide proof of identity and funds upon agreement of terms.

## Further Information / Viewings

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



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### IMPORTANT NOTICE

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January 2026