

**WARDLEY  
POINT**

Fallons Road,  
Manchester  
M28 2NY

**BLOCK**  **UNIT 3**

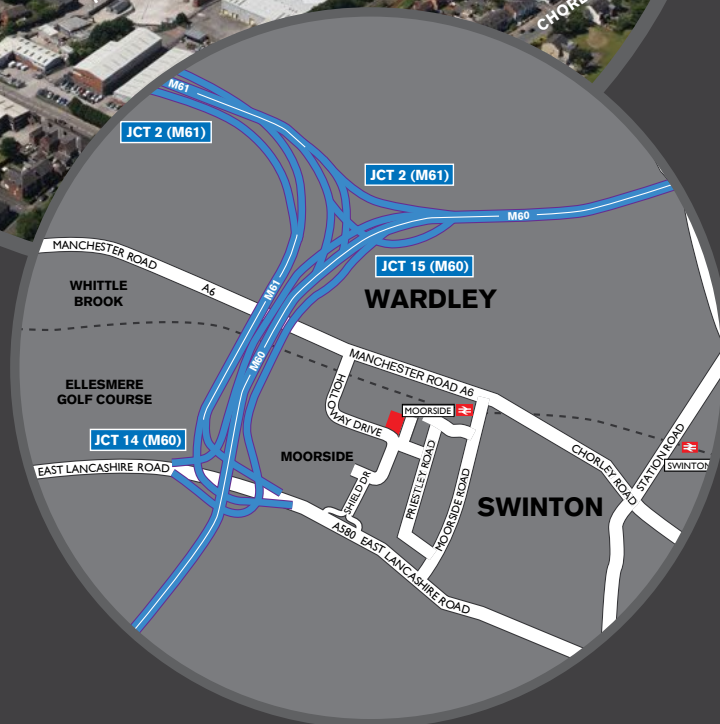


- TO BE REFURBISHED
- LED LIGHTING
- 3 PHASE ELECTRICITY SUPPLY
- REINFORCED CONCRETE FLOOR
- AMPLE YARD/CAR PARKING AREA
- INTERNAL EAVES HEIGHT 5.5M (18 FT)
- OFFICE/AMENITY BLOCK

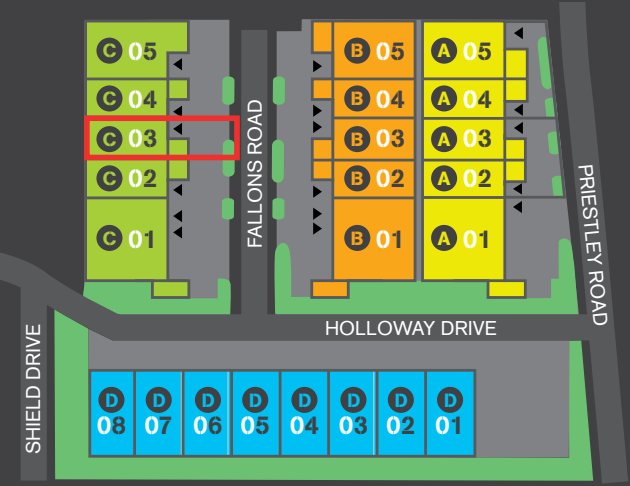
**5,474 SQ FT (508.5 SQ M) TO LET**  
**INDUSTRIAL/WAREHOUSE UNIT**

# WARDLEY POINT

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Manchester  
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A light industrial/warehouse unit of steel portal frame construction with brick and steel profile clad elevations and a single pitched roof. There is a single storey office/amenity block and ample yard area to the front elevation for vehicular access.



## TERMS

The unit is available by way of a full repairing and insuring lease for terms to be agreed.

## RENTAL

On application to the agent.

## VIEWING

For viewings and further information contact the agents:

**B8**  
0161 375 6000  
www.b8re.com

**LITTLER & ASSOCIATES**  
0161 237 1873  
www.littlerandassociates.co.uk

paul@b8re.com  
anthony@b8re.com

tracy@littlerandassociates.com

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