



www.shepleyindustrialestate.co.uk



Audenshaw, Manchester, M34 5DW

To Let

Modern Industrial / Warehouse Units

1,835 - 16,045 sq ft (170 - 1,491 sq m)

Owned by

Clearbell



- Well secured site with CCTV and palisade fencing
- Office accommodation to the majority of units
- Refurbished units available
- Yard / parking areas



Shepley Industrial Estate offers a range of industrial/warehouse units, a number of which have been comprehensively refurbished. The units are available in a range of sizes. The majority of the units provide clear open span production/warehousing space with loading doors and ancillary facilities. Full details of individual sizes and specifications are available from the letting agents.

The units are of steel portal frame construction and have eaves heights from 3–5 metres. Some units on the estate include office accommodation.



Units from 1,835 sq ft to 16,045 sq ft



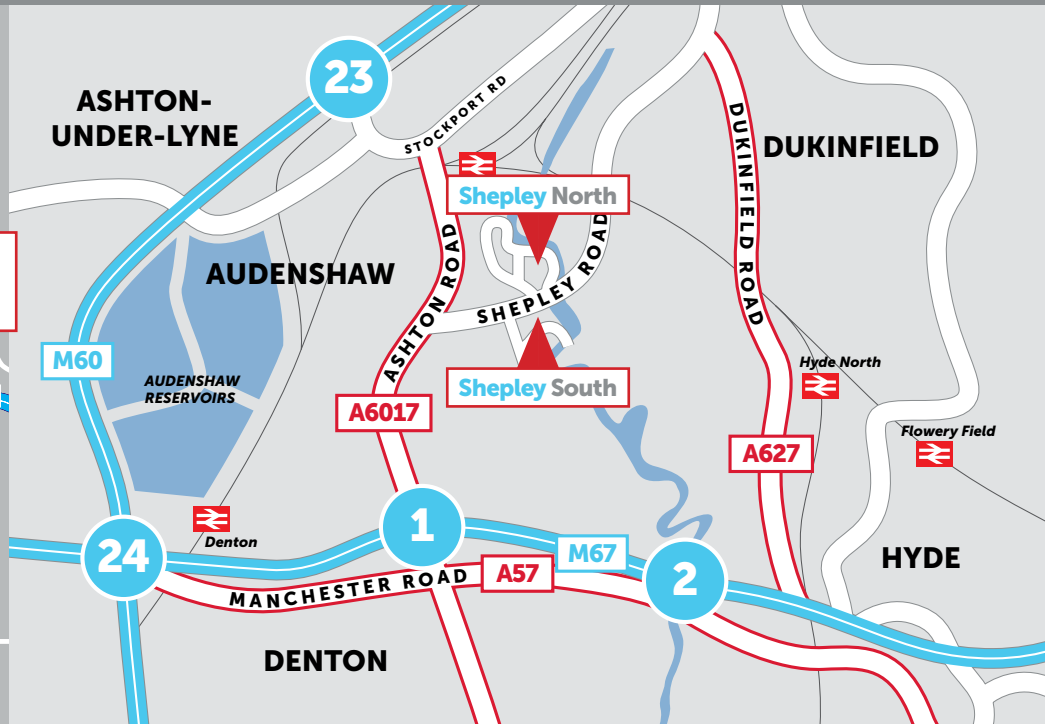
Shepley North

Unit	Sq ft	Sq m	Unit	Sq ft	Sq m
3	19,586	1,819.6	9	7,496	696.4
4	45,558	4,232.5	10/11	18,488	1,717.6
5	7,598	705.9	12	4,984	463.0
6	8,447	784.8	13	6,722	624.5
7/8	9,886	918.4	14	3,403	316.1

Shepley South

Unit	Sq ft	Sq m	Unit	Sq ft	Sq m
1a	3,864	359.0	12	10,481	973.7
1b	3,046	283.0	13/14	14,626	1,359.0
1c	7,363	684.0	15	4,756	441.8
1d	3,025	281.0	17	17,947	1,667.3
2	7,920	735.8	18	13,488	1,253.1
3	8,746	812.5	19	18,604	1,728.4
4	10,681	992.3	20	24,675	2,292.4
5	10,889	1,011.6	21a/21b	8,916	828.3
6	10,686	992.8	22	5,988	556.3
7	11,755	1,092.1	23	5,880	546.3
8	12,365	1,148.7	24	5,974	555.0
9	11,601	1,077.8	25	2,475	229.9
10	12,798	1,189.0	26	1,835	170.5
11	13,813	1,283.3			

Subject to availability Shepley Industrial Estate offers accommodation of the following approximate areas on a gross internal basis measured in accordance with the RICS Code of Measuring Practice (sixth edition).



Location

Shepley Industrial Estate is well located, fronting Shepley Road, just 2 miles from Junction 23 and Junction 24 of the M60 Orbital Motorway and provides excellent communication links.

Manchester City Centre is approximately 6 miles west and is accessed via Junction 1 of the M67 and in turn the A57.

Terms

The premises are available either separately or combined by way of new leases.

Energy Performance Certificates

EPCs available on request from the agents.

Rent

Upon application.

Service Charge

A service charge will be levied for the maintenance and upkeep of the common areas. Details are available on request.

Business Rates

The tenants will be responsible for payment of business rates direct to the Local Authority. Tameside MBC - Telephone 0161 342 8355.

VAT

All figures quoted are exclusive of VAT.

Viewing

Strictly by arrangement with the joint agents.

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