



High Bay Distribution Facility 141,165 Sq Ft (13,114.23 Sq M)

- 50 KN/M2 Floor Loading
- 10 Dock Level Doors and 2 Level Access Doors
- 17 HGV Parking Spaces and 130 Car Parking Spaces
- Up to 85 M Secure Yard

High Bay Distribution Facility

141,165 Sq Ft (13,114.23 Sq M)

Location

ICON140 is located immediately west of Manchester Airport, in close proximity to the world freight terminal (with airside operations within 0.5 miles) offering exceptional transport and business connectivity within this rapidly growing global logistics area.

Description

High Bay Distribution Facility within 0.5 miles to Manchester Airport with accommodation consisting of Warehouse, 3 floors of office space and a plant floor.

Accommodation

Warehouse - 130,112 SQ FT
Ground Floor (Office) - 3,594 SQ Ft
First Floor (Office) - 3,303 SQ FT
Second Floor (Office) - 3,447 SQ FT
Third Floor (Plant) - 709 SQ FT

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Interested parties are recommended to make their own enquiries of the relevant local authority regarding rates payable.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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