

ICON140

SUNBANK LANE
MANCHESTER AIRPORT
ALTRINCHAM
MANCHESTER
WA15 0PT

High Bay Distribution Facility TO LET

141,165 sq ft
(13,114.7 sq m)

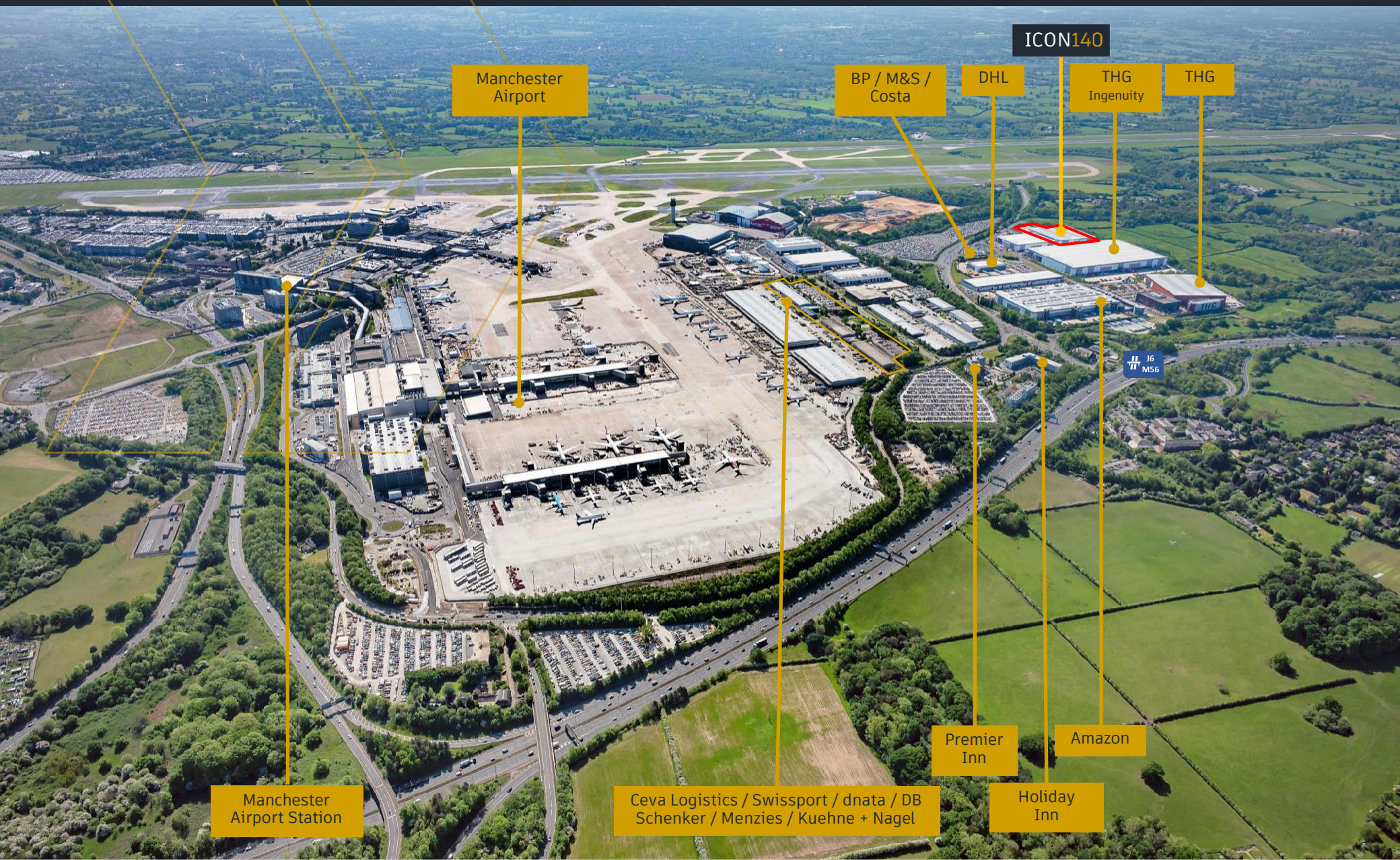


CPP
COMMERCIAL PROPERTY PARTNERS

CBRE

SITUATION

ICON140
MANCHESTER AIRPORT WA15 OPT



Manchester
Airport

BP / M&S /
Costa

DHL

ICON140

THG
Ingenuity

THG

Manchester
Airport Station

Ceva Logistics / Swissport / dnata / DB
Schenker / Menzies / Kuehne + Nagel

Premier
Inn

Amazon

Holiday
Inn

J6
MS6

FLOOR AREA

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The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practise. The floor areas are provided below.

ACCOMMODATION	SQ M	SQ FT
Warehouse	12,087.8	130,112
Ground Floor (office)	333.9	3,594
First Floor (office)	306.9	3,303
Second Floor (office)	320.2	3,447
Third Floor (plant)	65.9	709
TOTAL	13,114.7	141,165

*Yard Depth – Up to 85m
Car Parking Bays - 130*



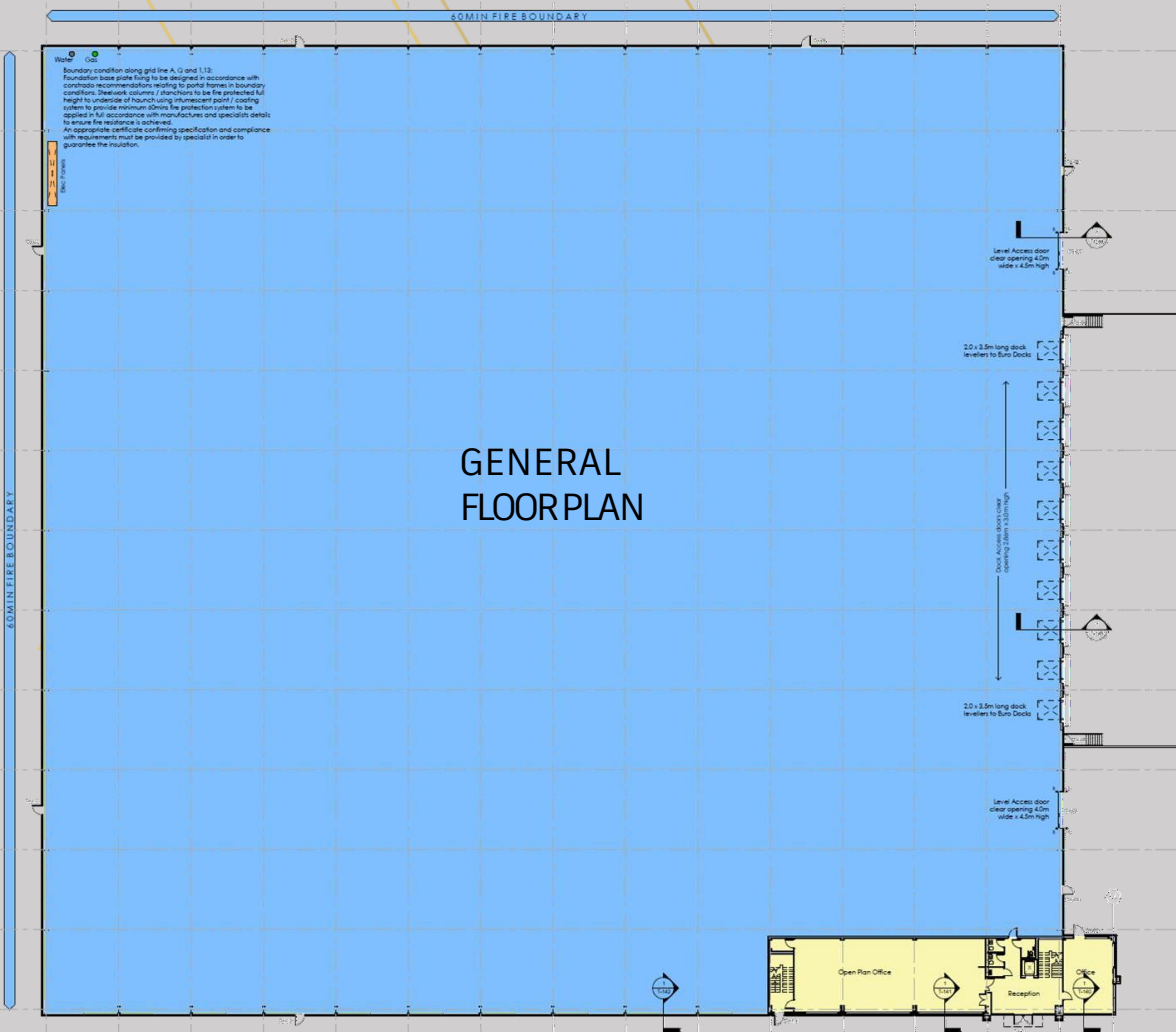
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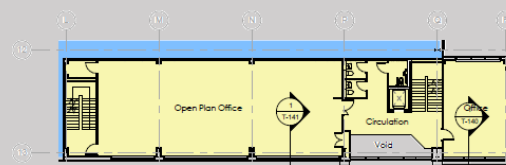


SPECIFICATION

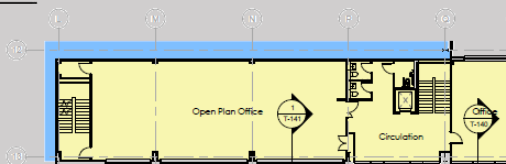
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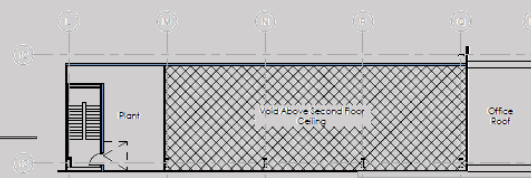
GENERAL FLOORPLAN



FIRST FLOORPLAN



SECOND FLOORPLAN



PLANT LEVEL (709 sq ft)



EPC RATING
OF A



BREEAM
RATING
'VERY GOOD'



50KN/M² FLOOR
LOADING



10 DOCK LEVEL
DOORS



2 LEVEL ACCESS
DOORS



17 HGV
PARKING
SPACES



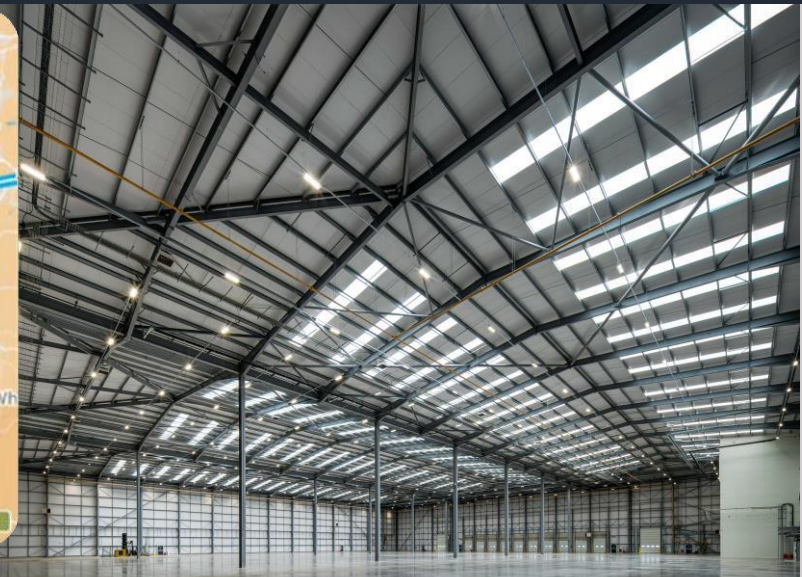
3 STOREY
OFFICES



900 Kva POWER
SUPPLY

LOCATION

ICON140
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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.



11 miles – 29 minutes
Manchester city centre



0.25 miles
To junction 6 of M56

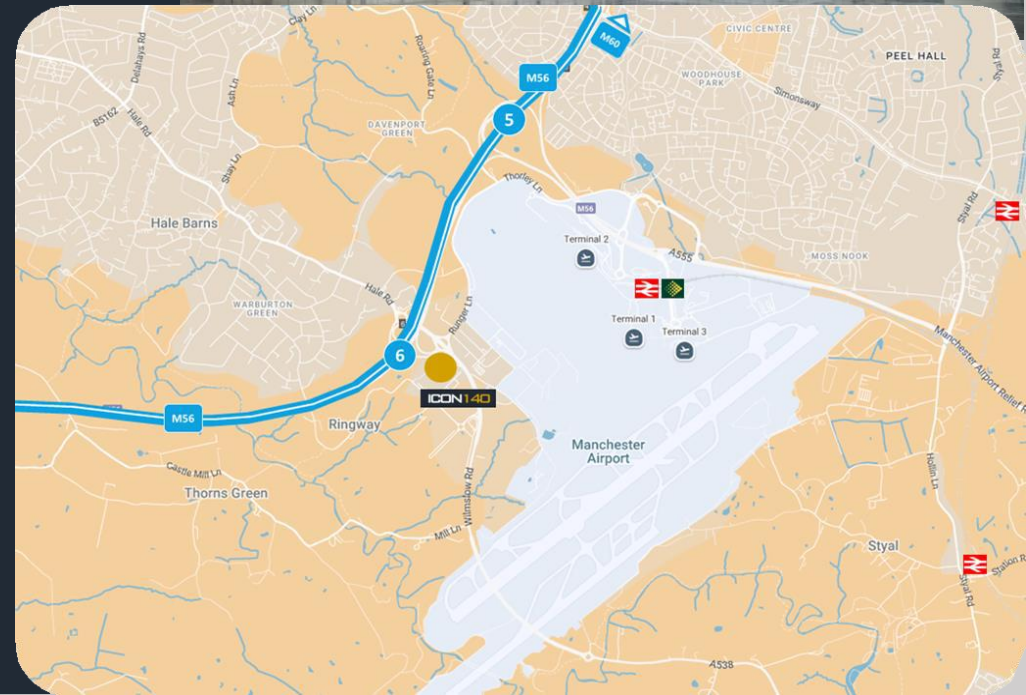
35 miles – 52 minutes
Liverpool city centre



0.5 miles
To Manchester Airport

192 miles – 3hrs 49 minutes
London city centre

34.5 miles
To Liverpool John Lennon Airport



FURTHER INFORMATION

ICON140
MANCHESTER AIRPORT WA15 OPT

TERMS

The unit is available by way of a new full repairing and insuring lease. Please contact the sole agent for quoting terms.

RATEABLE VALUE

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

EPC

"A" Rating

CONTACT

Viewing is strictly by prior appointment, please contact:

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