

HIGH QUALITY HYBRID UNIT

TO LET

UNIT 10 WOODROW BUSINESS CENTRE

WOODROW WAY, IRLAM, M44 6NN

2,758 SQ FT
(256.2 SQ M)

50% Ground Floor Workshop and 50% First Floor Office

Highly Competitive Rental with Incentives Offered



Contact: Toby Holmes

Willan Investments Ltd, 2 Brooklands Road, Sale M33 3SS

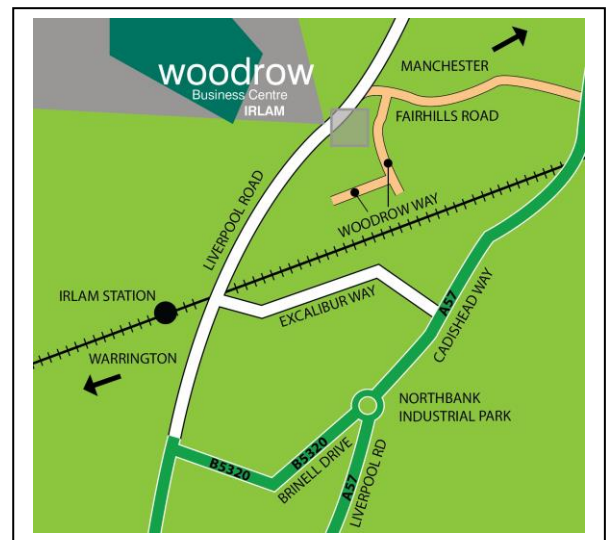
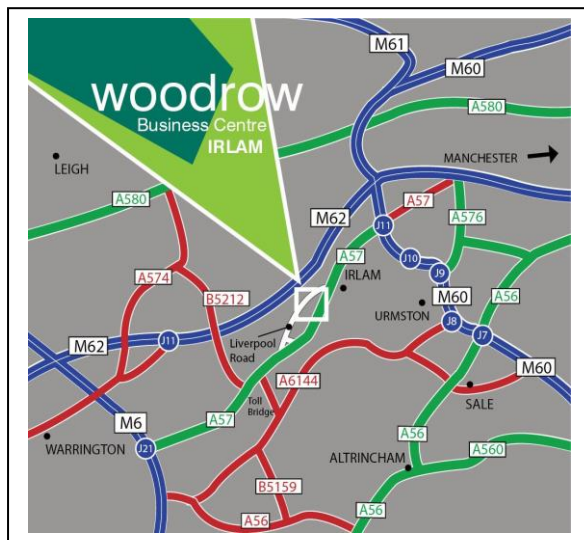
T: 0161 973 1234 **F:** 0161 905 2085 **E:** tobyh@willan.co.uk



WILLAN

Hybrid Unit Specification

- Good car parking ratio
- Internal workshop height of 4.125 meters (maximum)
- Powered sectional overhead loading doors
- Gas fired heater to ground floor workshop and Gas central heating to first floor office space
- First floor provides open plan office space, with fitted carpets, suspended ceilings and compartmental perimeter trunking
- Kitchen area
- Video access system
- Redcare monitored intruder and fire alarms
- EPC Rating: C (The full EPC report is available upon request)



Excellent transport links within minutes of both junction 11 of the M60 and Junction 21 of the M6

For more information or to arrange a viewing please contact either Toby Holmes of Willan Investments on 0161 973 1234 or Jane Marshall of Altus Eileen Bilton



tobyh@willan.co.uk



jane.marshall@altus-eileenbilton.com