

# To Let

30,823 sq ft on 1.73 acres  
(2,864 sq m) on (0.70 hectares)

## Industrial Unit & Large Yard



- Prominent Location
- Large Private Yard
- Close to Airport

**Harper Road  
Sharston Industrial Estate, Sharston  
Manchester**





**Location**

The property (M22 4RA) is prominently located on the corner of Harper Road and Sharston Road, adjacent to the successful Beta Court development, within the popular Sharston Industrial Estate.

The estate benefits from excellent communications to both the M60 and M56 motorways, both being situated immediately adjacent to the estate.

**Description**

The warehouse unit provides the following specification:

- Brickwork elevations to 3.5m, with profile metal cladding above
- Steel truss roof construction incorporating northern roof lights
- Concrete floor
- 3.45m working headroom
- Access via 2 external concertina loading doors (3.64m wide by 3.65m high)
- Loading bay
- Fluorescent tube strip lighting
- Hot water heaters within warehouse
- Offices, kitchen and WC facilities
- Large external service yard/parking comprising 0.68 acres
- External garages

**Accommodation**

We have measured the property on a gross internal basis in accordance with the RICS Code of Measuring Practice (5th Edition) and confirm it provides the following area:



Description	Sq. M.	Sq. Ft.
Warehouse	2,295.47	24,709
Loading Bay	277.90	2,991
Offices/Canteen/WC's	145.88	1,570
External Boiler Room	57.58	620
Garages	86.70	933
<b>TOTAL</b>	<b>2,863.53</b>	<b>30,823</b>

**on 1.73 acres**

**Lease**

The property is available by way of a new flexible full repairing and insuring lease for a term of years to be agreed.

**Rental**

Upon application.

**Viewing**

Please contact DGI Davis George on 0161 839 3400, or WHR on 0161 228 1001.

Subject to Contract

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