



# GILCHRIST ROAD

IRLAM • M44 5AY

## TO LET

### 35,860 SQ FT

on 1.9 acres (approx)

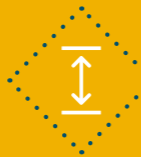
With extensive overhead cranes  
(available by separate negotiation)



**TO BE REFURBISHED  
INDUSTRIAL / MANUFACTURING UNIT  
WITH OFFICES + LARGE YARD**



**GOOD MOTORWAY  
ACCESS - M60,  
M62 & THE M6**



**HIGH EAVES**



**SECURE SITE**



**EXTENSIVE  
OVERHEAD CRANES  
AVAILABLE SEPARATELY**



**SELF CONTAINED**





# GILCHRIST ROAD

IRLAM

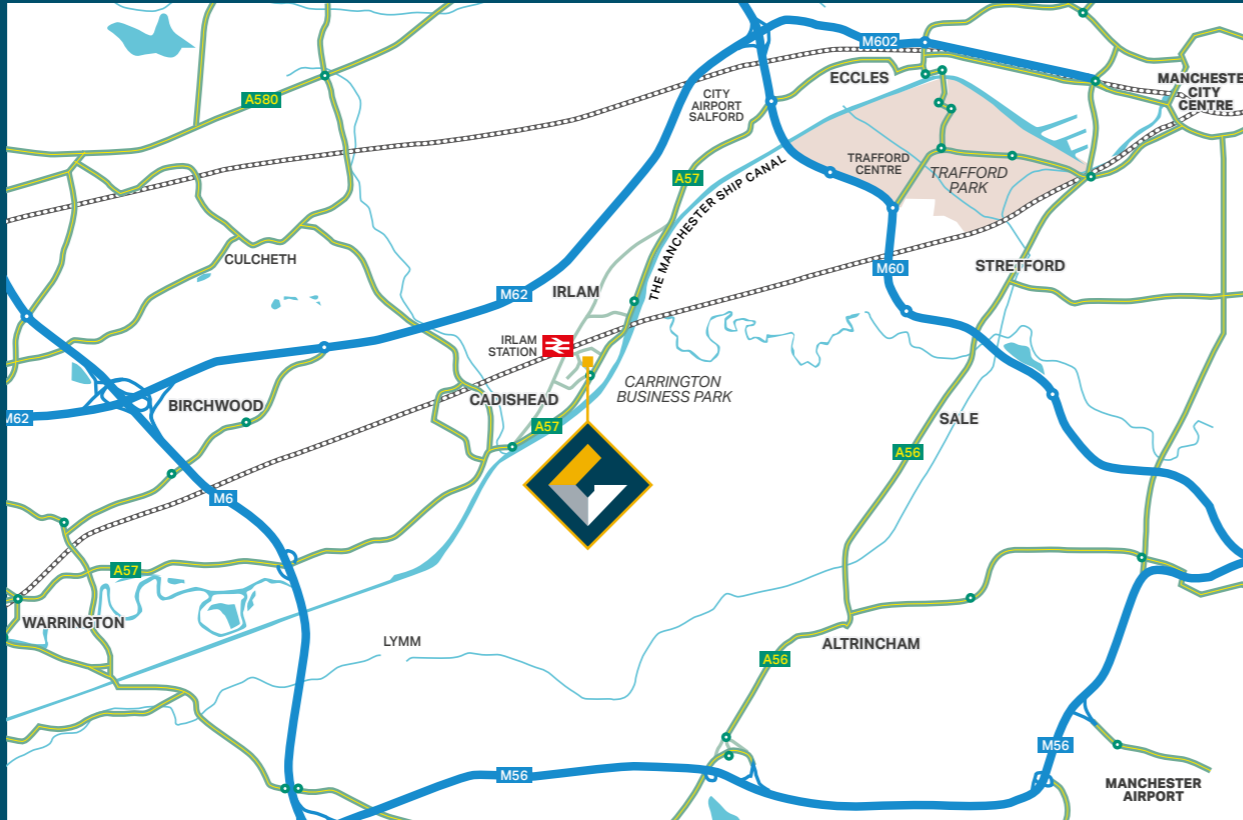
LOCATION

SITUATION

SPECIFICATION

DESCRIPTION

FURTHER INFORMATION



## SITUATED ON THE POPULAR NORTHBANK INDUSTRIAL ESTATE



**GILCHRIST ROAD/ EXCALIBUR WAY**  
**IRLAM • MANCHESTER • M44 5AY**

## LOCATION

The premises are situated on the corner of Gilchrist Road and Excalibur Way within the popular and well established Northbank Industrial Estate.

Excalibur Way joins up with Caddishead Way (A57) which is a main arterial road linking Junction 11 of the M60 and Junction 21 of the M6.

## DRIVE TIMES

<b>M60</b> 4.5 miles/8 mins	<b>Warrington</b> 10 miles/20 mins
<b>M6</b> 4.8 miles/8 mins	<b>Manchester</b> 11 miles/20 mins
<b>M6</b> 4.8 miles/8 mins	<b>Manchester Airport</b> 13 miles/20 mins
<b>Trafford Park</b> 5 miles/10 mins	







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MANCHESTER CITY CENTRE



FLANNERY

P V M  
PRO VINYL MANCHESTER



WERIT



Air Liquide

A57 CADISHEAD WAY



NEOVIA  
Living, breathing logistics



Biffa

EXCALIBUR WAY

DISTECLTD  
TECHNOLOGY SOLUTIONS

GILCHRIST ROAD

ENTRANCE







# GILCHRIST ROAD

IRLAM

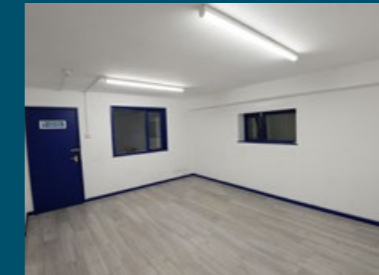
LOCATION

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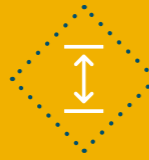
SPECIFICATION

DESCRIPTION

FURTHER INFORMATION



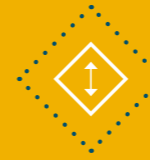
ACCESS TO  
M60/M6



UP TO  
13M EAVES



SECURE SITE



SELF ENCLOSED  
SITE WITH  
LARGE YARD



SUBSTANTIAL  
CRANEAGE  
AVAILABLE SEPARATELY

**A LARGE EXTENSIVE SECURE  
CONCRETE YARD** WITH COMPLETELY  
SELF-CONTAINED PREMISES







# GILCHRIST ROAD

IRLAM

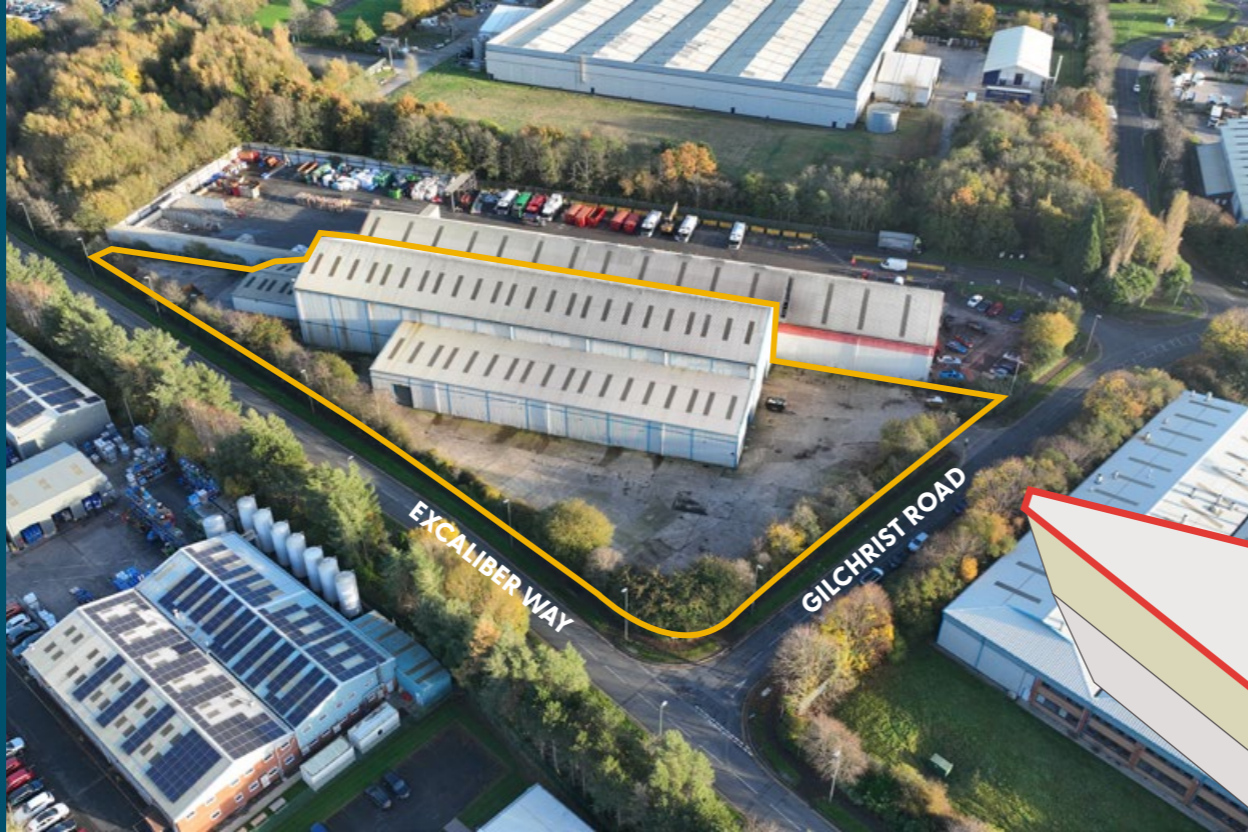
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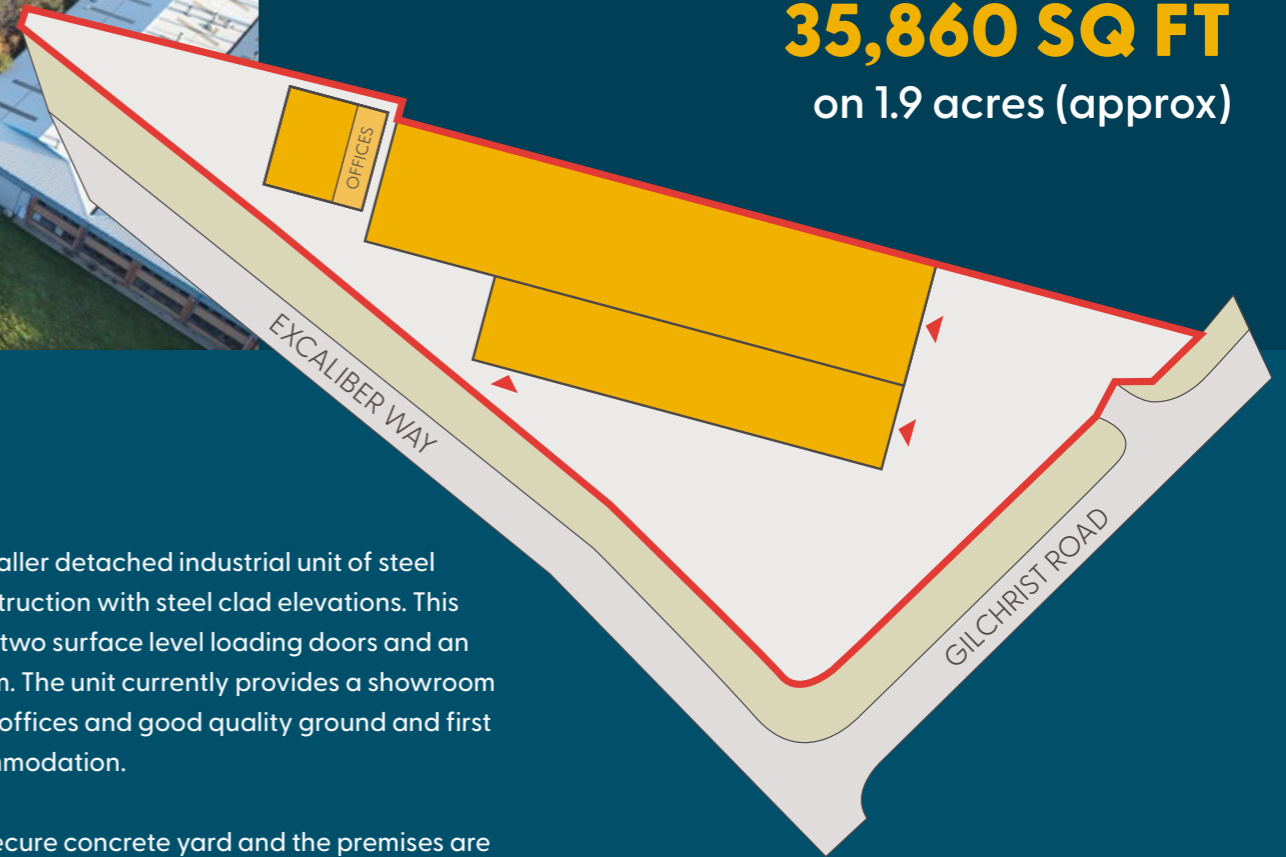
DESCRIPTION

FURTHER INFORMATION



## THREE INDUSTRIAL BUILDINGS ON A SELF CONTAINED SITE

**35,860 SQ FT**  
on 1.9 acres (approx)



## DESCRIPTION

The subject premises consist of three industrial buildings on a self contained site which comprise as follows:

Main warehouse of steel truss frame with steel profiled clad elevations. This unit benefits from one surface level loading door, excellent eaves height up to approximately 13m and extensive overhead cranes (including 2 at 30 tonnes).

Adjacent is a second building which is a modern addition. The specification consists of steel portal frame construction and has a minimum eaves height of 7.3m and one surface level loading door.

To the rear is a smaller detached industrial unit of steel portal frame construction with steel clad elevations. This unit benefits from two surface level loading doors and an eaves height of 5m. The unit currently provides a showroom / large open plan offices and good quality ground and first floor office accommodation.

Large extensive secure concrete yard and the premises are completely self-contained with secure palisade fencing.





# GILCHRIST ROAD

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## RENTAL

The property is available on a leasehold basis only, for a term to be agreed.

The rent per annum is available on application.

## LEGAL COSTS

Each party will bear their own legal costs.

## VIEWING

Viewings strictly by appointment with joint agents:

**John Barton**

john@bcrealestate.co.uk  
07501 773 672

**Gary Chapman**

gary@bcrealestate.co.uk  
07887 578 506

## VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT.

## SUBJECT TO CONTRACT

The property is offered subject to formal contract / lease.

## EPC

An Energy Performance Certificate is available on request.

**Dan Crossley**

dcrossley@edwardsprop.com  
07891 810 262

**Laura McQue**

lmcque@edwardsprop.com  
07941 163 152

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Designed and produced by Richard Barber & Co. 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk). December 2024.

**BC** REAL  
ESTATE

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[bcrealestate.co.uk](http://bcrealestate.co.uk)

**Edwards.**

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