



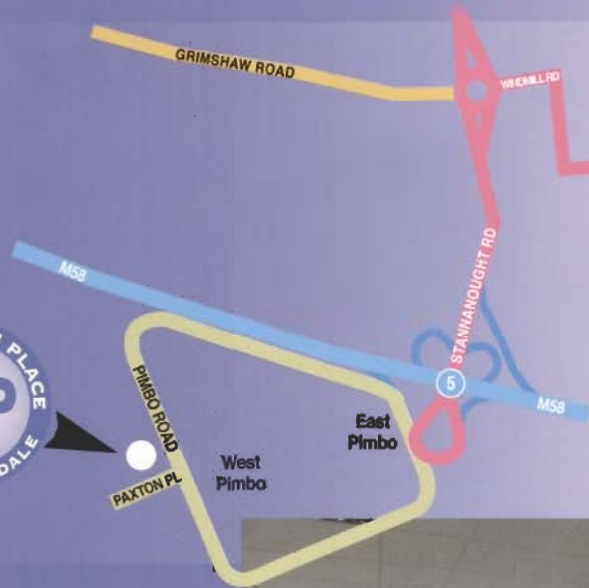
REFURBISHED INDUSTRIAL  
WAREHOUSE UNITS  
**FOR SALE/  
TO LET**

FROM 14,600 SQ FT - 72,180 SQ FT



## LOCATION

The property is located on Paxton Place just off Pimbo Road in the West Pimbo Industrial Estate, Pimbo Road provides direct access to J5 of the M58 within 1/4 mile, in turn providing access to J26 of the M6 which is within 3 miles.



## SPECIFICATION

- 18ft internal eaves height
- Full height roller shutter access door to each unit
- Steel portal frame loading canopies to Units 1 & 4
- Sodium lighting to warehouse area
- 3 phase electric supply
- Refurbished office & reception area to each unit
- Male and female WC's
- Secure 30m yard to each unit



## ACCOMMODATION

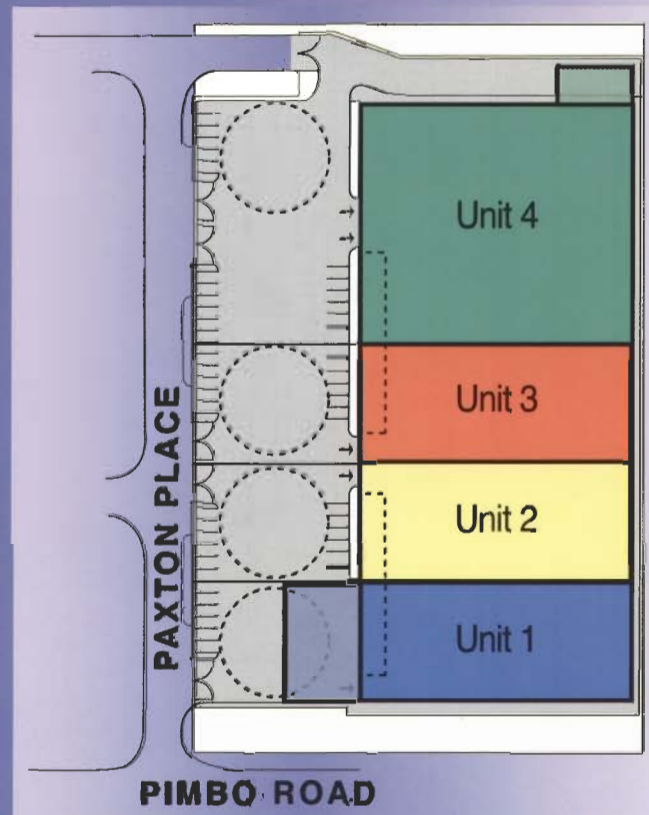
The scheme is available as a whole or as the individual units listed below:

Unit 1	14,600 sq. ft.
Unit 2	14,600 sq. ft.
Unit 3	14,600 sq. ft.
Unit 4	28,380 sq. ft.
<b>TOTAL</b>	<b>72,180 sq. ft.</b>
Canopy (unit 1)	4,628 sq. ft.
Canopy (unit 4)	1,200 sq. ft.

Units 3 & 4 can be combined to produce a unit of 42,980 sq. ft.

## PRICE / RENT

All prices, rental and outgoings are liable to VAT.



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A REFURBISHMENT BY  
**BRACKEN**

The property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Davies Harrison or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Nov 2005.