



Unit 1 Mayfield Industrial Park, Liverpool Road, Irlam, M44 6GD

Modern Light Industrial / Trade Unit - Available To Purchase

Summary

Tenure	For Sale
Available Size	4,052 sq ft / 376.44 sq m
Price	Price on application
Rateable Value	£20,000
EPC Rating	E

Key Points

- Rare Purchase Opportunity
- Within 2 miles of Trafford Park
- Dedicated parking
- Prominently situated fronting Liverpool Road
- 5.15m eaves height

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Summary

Available Size	4,052 sq ft
Price	Price on application
Rateable Value	£20,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Location

The unit is located on the established Mayfield Industrial Park which fronts Liverpool Road (B5320). Liverpool Road provides direct access to A57 Liverpool Road / Cadishead Way which is approximately 1 minute away. The A57 provides access to both Junction 11 of the M60 which is approximately 2 miles to the east and Junction 21 of the M6 which is approximately 6.5 miles to the west.

Description

The property comprises a modern detached light industrial / trade counter unit, the property is of steel portal frame construction with blockwork and profile metal clad elevations under a pitched profile metal clad roof which incorporates 10% roof lights. The warehouse is accessed via a manually operated drive in roller shutter door, the unit benefits from an eaves height of 5.15m and there is lighting and heating in the warehouse. Along the front elevation is two storey office accommodation which incorporates WC's and kitchen facility.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,734	254
Ground - Office	398	36.98
1st - Office	920	85.47
Total	4,052	376.45

Title

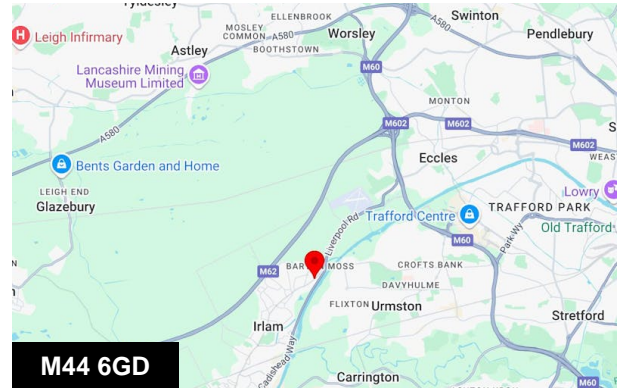
We understand the property is held by way of a long leasehold title for a term of 999 years from 1 January 1994 at a peppercorn rental. The title number is GM 685620

Terms

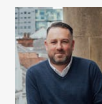
The property is available to purchase at a price to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



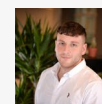
Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation or warranty whatsoever in relation to this property. Generated on 09/11/2025