

# ISIS.MANCHESTER

## FOR SALE / TO LET

### New Warehouse/Production Units

2 New Units and 1 Design and Build Opportunity from 50,000 - 70,000 Sq.ft (4,645 - 6,503 Sq.m)





## Location

ISIS is a major distribution/industrial estate situated on Agecroft Commerce Park, adjacent to the A6044 Agecroft Road which links to the East Lancashire Road (A580). Junctions 16 and 17 of the M60 are within 2 miles of the site and Manchester City Centre is located just 3 miles to the south east of the site.

Mercury is located across the road from Bunzl, near the end of Lamplight Way. Zeus and Atlas are located adjacent to each other off a new access road. All units are accessed from Tallyman Way which meets, via roundabout, with the A6044 Agecroft Road.

Occupiers such as Bunzl, Securicor and Nimans have located strategic operations to serve the north west and Greater Manchester conurbations and ISIS is also able to provide occupiers with a potential railhead link to the national rail network.

## ISIS Description

ISIS comprises a site of 36.91 acres (14.9 hectares) within Agecroft Commerce Park where two successful Phases of development have been completed (170,000 Sq.ft. let to Bunzl and 52,500 Sq.ft. sold to Squirrel Storage Ltd). Zeus, Atlas and Mercury are set to continue this development within this high quality business environment.

Planning consent granted for B1, B2 and B8 uses.



Image show previous phases at ISIS.



## ZEUS/ATLAS Specification

- Self contained secure site
- 10m eaves to the underside of haunch
- Dock loading doors: 5 (Zeus); 4 (Atlas)
- 2 level access doors
- 50 kn/m<sup>2</sup> reinforced concrete floor
- Canopy area over level access doors
- Two storey open plan offices
- Car parking spaces: 64 (Zeus); 58 (Atlas)

ZEUS	SQ.FT	SQ.M
Warehouse	64,500	5,992
Offices (Grd & 1st Floor)	5,000	464
<b>TOTAL</b>	<b>69,500</b>	<b>6,456</b>

ATLAS	SQ.FT	SQ.M
Warehouse	55,000	5,110
Offices (Grd & 1st Floor)	5,000	464
<b>TOTAL</b>	<b>60,000</b>	<b>5,574</b>

\*All areas are indicative and are quoted in Gross Internal Area (GIA) from architect's drawings.

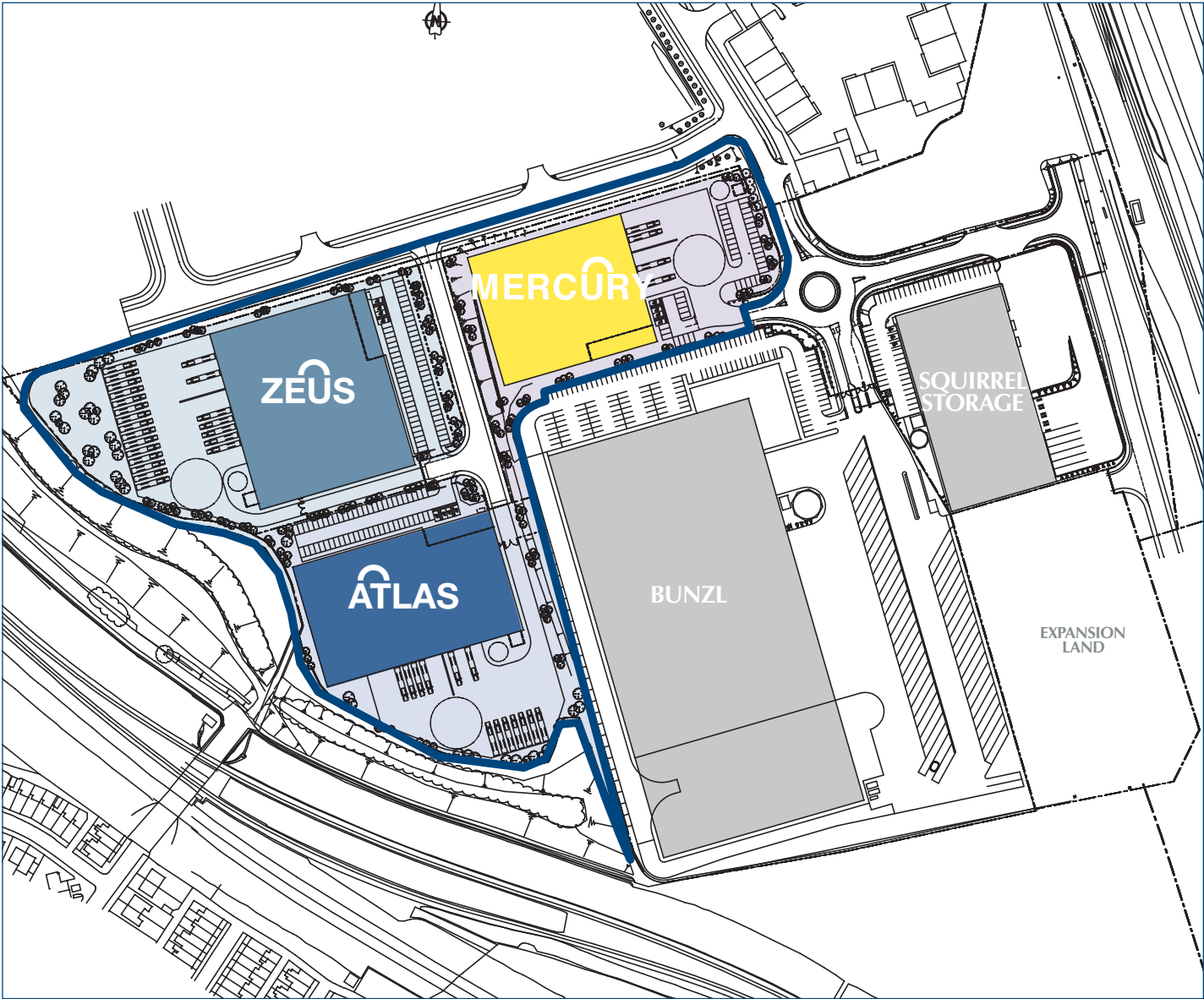
## MERCURY Design and Build Specification

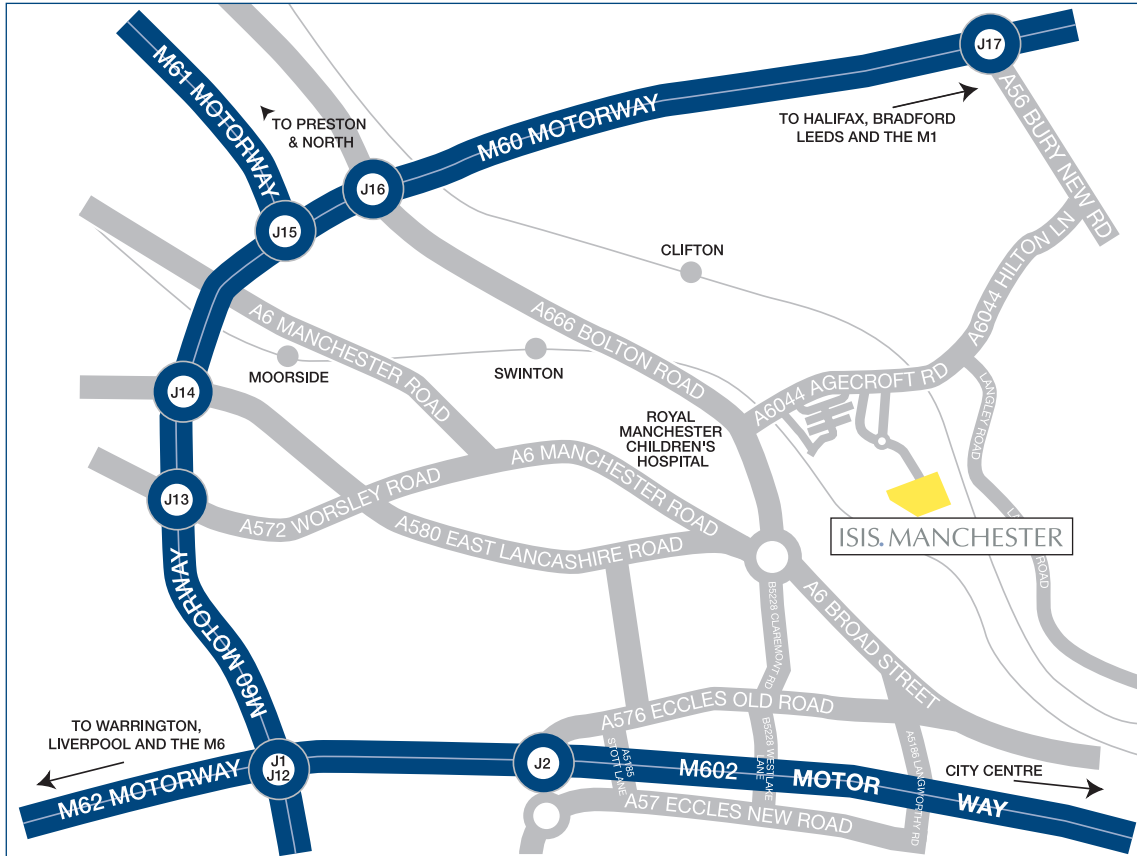
Outline specification subject to occupiers requirements

- Self contained secure site
- 9m eaves to the underside of haunch
- 2 dock loading doors
- 2 level access doors
- 50 kn/m<sup>2</sup> reinforced concrete floor
- Canopy area over level access doors
- Two storey open plan offices
- 43 car parking spaces

MERCURY	SQ.FT	SQ.M
Warehouse	45,000	4,181
Offices (Grd & 1st Floor)	5,000	464
<b>TOTAL</b>	<b>50,000</b>	<b>4,645</b>

\*All areas are indicative and are quoted in Gross Internal Area (GIA) from architect's drawings.





A Joint Development by:



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