

# ICON138

138,375 SQ FT (12,856 SQ M)  
WAREHOUSE / LOGISTICS UNIT  
TO LET / FOR SALE  
AVAILABLE JUNE 2020

# MANCHESTER IS ICON



ICON  
INDUSTRIAL



MANCHESTER IS ICON

-   
**10 DOCK LEVEL DOORS**
-   
**2 LEVEL ACCESS DOORS**
-   
**15M EAVES HEIGHT**
-   
**50 KN/M² FLOOR LOADING**
-   
**3 STOREY OFFICES**
-   
**85M SECURE YARD**
-   
**130 CAR PARK SPACES**
-   
**17 HGV PARK SPACES**

## PREMIUM, BESPOKE, UNIQUE

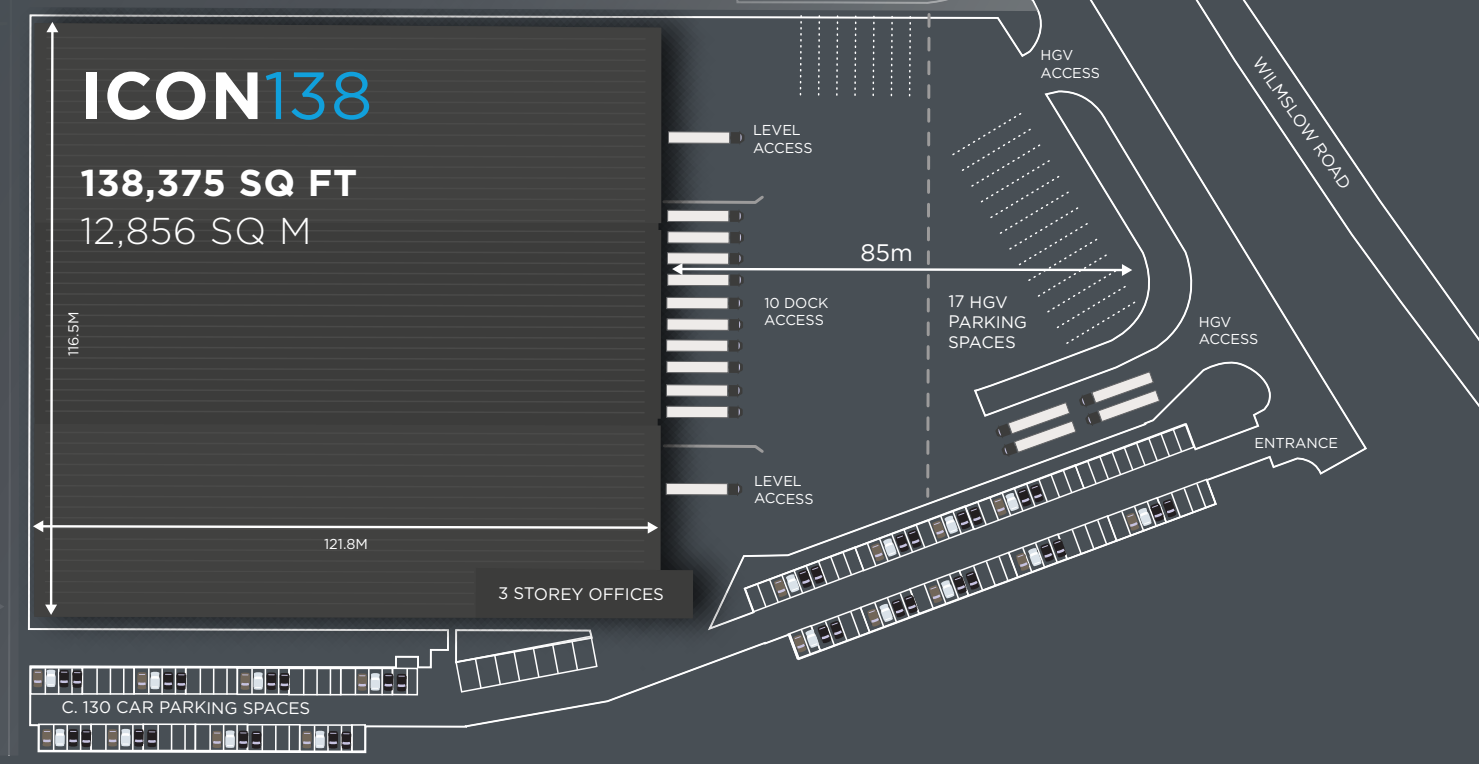
GRADE A SPECIFICATION, ON A SELF-CONTAINED AND SECURE SITE, **ICON138** IS A BRAND NEW WAREHOUSE / LOGISTICS UNIT SITUATED WITHIN THE IDEALLY LOCATED ICON MANCHESTER AIRPORT.

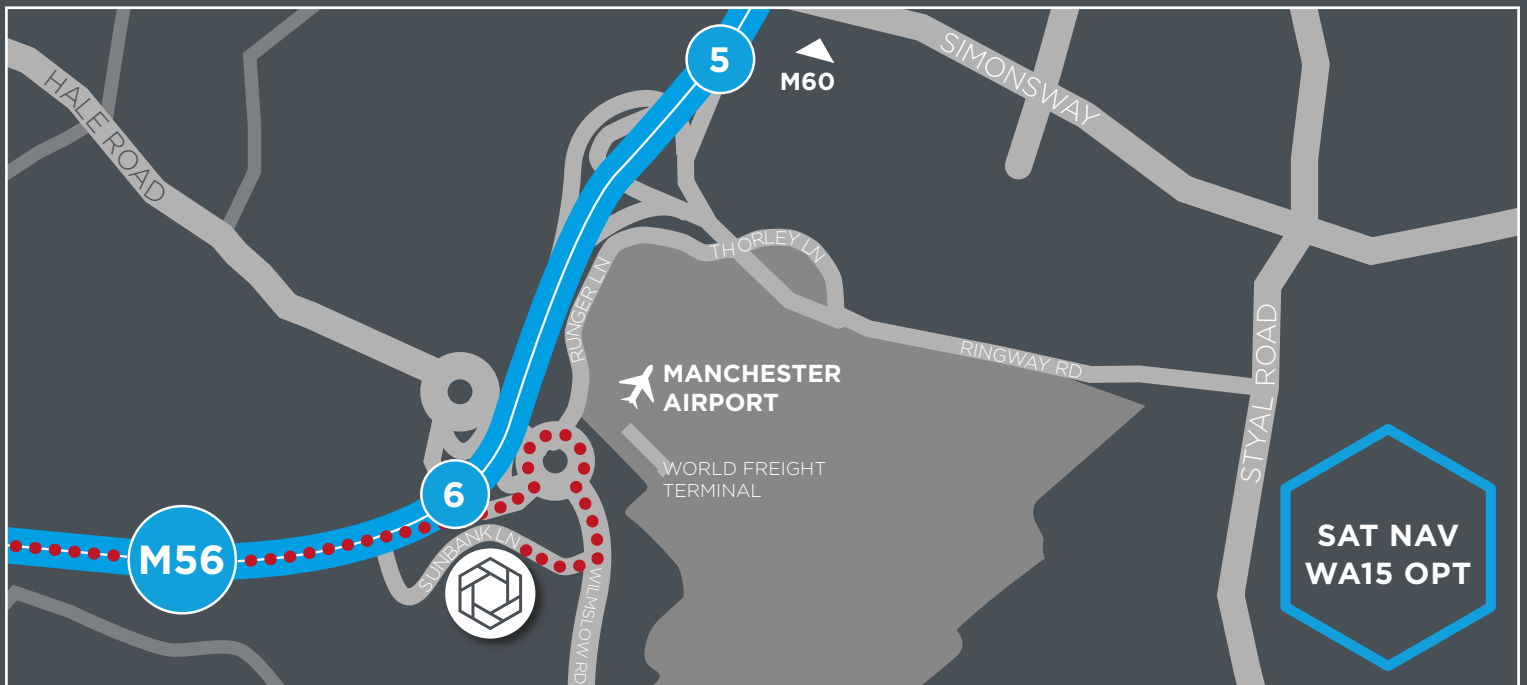
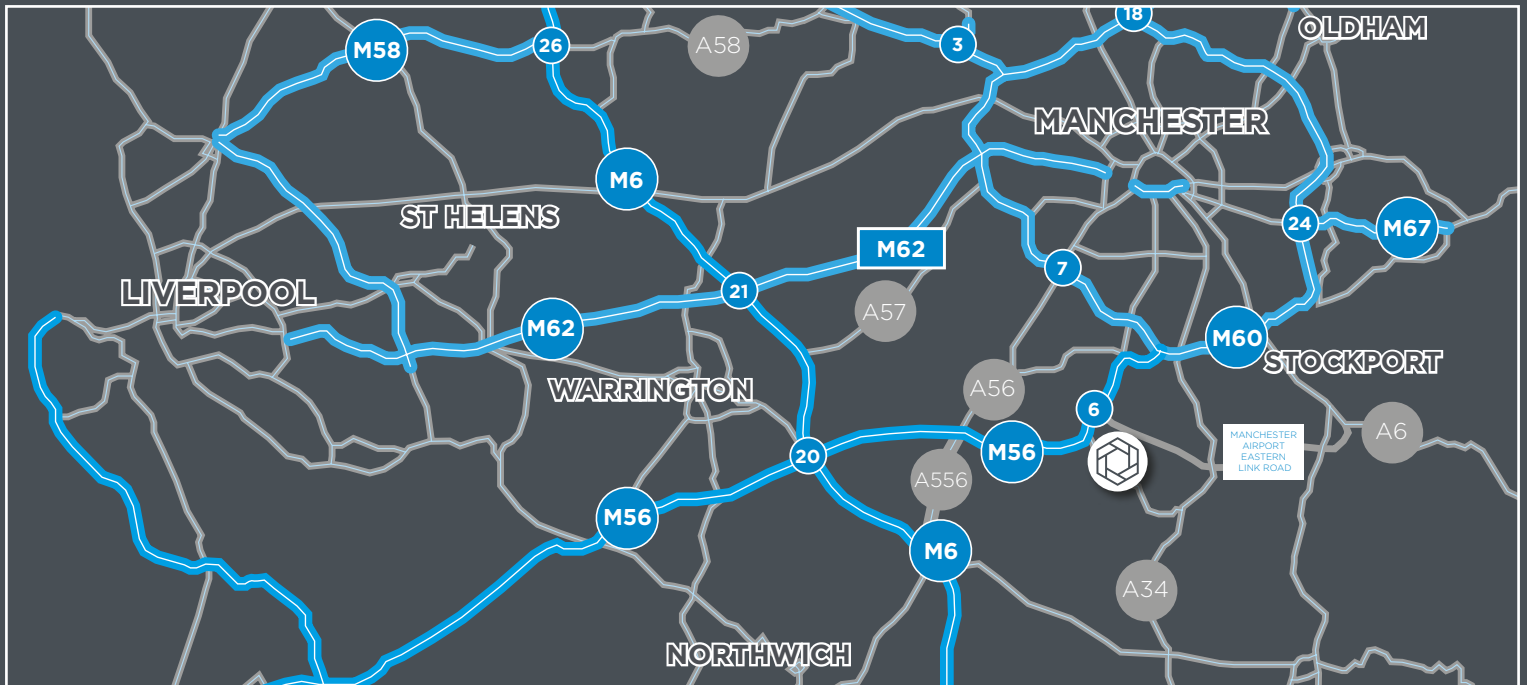
AN EPC WILL BE AVAILABLE AFTER PRACTICAL COMPLETION. THE TARGET EPC RATING IS A AND A BREEAM RATING OF 'VERY GOOD'.

### ACCOMMODATION

WAREHOUSE	128,250 SQ FT	11,915 SQ M
GROUND FLOOR AMENITY	3,375 SQ FT	314 SQ M
FIRST FLOOR OFFICES	3,375 SQ FT	314 SQ M
SECOND FLOOR OFFICES	3,375 SQ FT	314 SQ M
<b>TOTAL (GIA)</b>	<b>138,375 SQ FT</b>	<b>12,856 SQ M</b>

ICON MANCHESTER AIRPORT IS LOCATED IMMEDIATELY WEST OF MANCHESTER AIRPORT, IN CLOSE PROXIMITY TO THE WORLD FREIGHT TERMINAL (WITH AIRSIDE OPERATIONS WITHIN 0.5 MILE) OFFERING EXCEPTIONAL TRANSPORT AND BUSINESS CONNECTIVITY WITHIN THIS RAPIDLY GROWING GLOBAL LOGISTICS AREA.





ICONINDUSTRIAL.CO.UK



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