

see the potential in

Synergi 

Northbank Industrial Park Irlam Manchester M44 5AY

FOR SALE / TO LET
DESIGN AND BUILD SOLUTIONS FROM
20,000 - 175,000 SQ FT
(1,858 - 16,258 SQ M)

DISTRIBUTION • MANUFACTURING • TECHNOLOGY • RESEARCH

www.synergi-irlam.co.uk

Synergi



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Taking you to a new scale of operation

Synergi is located at the heart of the Northbank Industrial Estate where occupiers include Omega Engineering, Molnlycke Healthcare, Perkins Engines, Werit and UPS. The site totals 14.3 acres and is capable of immediate development subject to obtaining necessary planning consent.

A full design and build team has been assembled and premises can be built to an occupier's bespoke requirements and offered either on a Freehold or Leasehold basis. Terms on application to the joint agents.

Features

Whilst buildings will be built to occupier's requirements, we anticipate features will incorporate the following:

Warehouse

- ⊗ Buildings from 20,000 sq ft up to 175,000 sq ft
- ⊗ Dock and drive in loading
- ⊗ Eaves height up to 15m (subject to planning)
- ⊗ High quality immediate environment
- ⊗ 50kN/m² floor loading

Office

Specific requirements may include:

- ⊗ Suspended ceilings
- ⊗ LG3 lighting
- ⊗ Raised floors

- ⊗ Possible expansion available
- ⊗ 50m yards
- ⊗ Commercial vehicle parking
- ⊗ Potential for segregation of car parking and lorries

- ⊗ Lift access (if appropriate)
- ⊗ W/C and kitchen areas



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OPTION 1





OPTION 2





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Sustainability

Each of the units built at Synergi will seek to employ sustainable features designed to reach a BREEAM 'Very Good' status. The design team would be pleased to incorporate additional features to suit individual occupier's requirements.

Disposal Process

Design & Build packages are available for buildings from 20,000 sq ft to 175,000 sq ft. Bespoke layouts are available on request.

AERIAL VIEW



Tenure

Completed buildings can be made available on either a Leasehold or Freehold basis.

*Photos of similar schemes undertaken by the development team

REGIONAL



An Accessible Location

Synergi is based on Northbank Industrial Park, one of the North West's premier industrial locations.

Access into and within the estate is excellent with both the M6 and M60 motorways minutes away, with Manchester Airport just a 20 minute drive.

Synergi is located in a prominent position at the principal entrance to the estate at the junction of Brinell Drive and Cadishead Way.

The nearby Salford Gateway development area will provide a multimodal freight interchange together with retail and leisure facilities including the new Salford City Stadium.

Communication Links

CITIES	DISTANCE	TIME
London	196 miles	3 hr 39 mins
Birmingham	82 miles	1 hr 34 mins
Manchester	12 miles	25 mins
Sheffield	57 miles	1 hr 20 mins
Leeds	50 miles	58 mins
Bristol	163 miles	2 hr 50 mins
AIRPORTS		
Birmingham	93 miles	1 hr 39 mins
Manchester	16 miles	21 mins
Liverpool	25 miles	34 mins
East Midlands	84 miles	1 hr 39 mins
DOCKS		
Queens Dock, Liverpool	27 miles	35 mins
Immingham, Hull	116 miles	2 hr 08 mins
Avonmouth, Bristol	163 miles	2 hr 45 mins
Felixstowe, Suffolk	243 miles	4 hr 29 mins
Southampton Docks	221 miles	4 hr 01 mins
MOTORWAY JUNCTIONS		
Junction 11 M60	5 miles	10 mins
Junction 21 M6	4 miles	7 mins



LOCAL



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VAT

VAT will be applicable to any potential sales.

Legal Costs

Each party to bear their own legal costs associated with the transaction.

Further Information

For further information please contact
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A development by



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