

TO LET

3,692-5,408 sq ft (343-502 sq m)

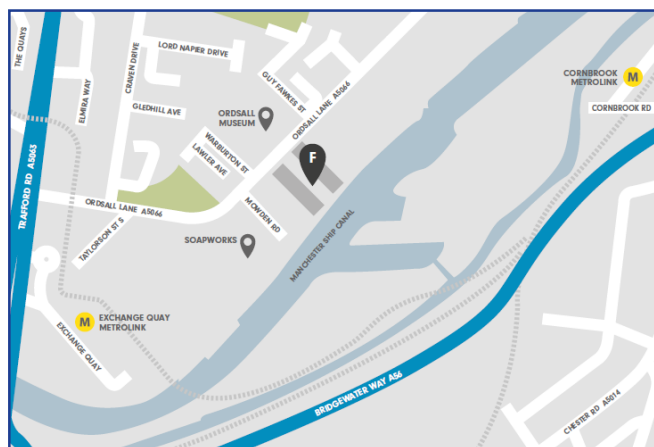
- New development of 12 business units located opposite Ordsall Hall
- 5 minute drive from the M602, giving access to the M60 Motorway
- Close to Manchester city centre and 1.5 miles from MediaCity and Trafford Park



Modern business unit

Unit 4, Foundry
Ordsall Lane
Salford
Manchester
M5 3AN





LOCATION

Foundry is located perfectly between Manchester city centre, MediaCity and Trafford Park (only 1.5 miles each way) and just a 5 minute drive to the M602, giving easy access to the M60 motorway.

DESCRIPTION

Foundry is a fantastic new development of 12 business units located opposite the historic Ordsall Hall, beautifully mixing the old with the new.

Unit 4 has offices located to the front with the practical elements of a warehouse, yard and loading to the rear. It provides the following:

- Steel portal frame unit with access via public boulevard and secure rear yard
- Eaves height is 6m to underside haunch
- Floor loading details are 50kN/m²
- 60 kva power supply
- Loading door is approx 4.5m high x 4m wide
- 10% roof lights

A mezzanine of 1,716 sq ft can be installed within the property to supplement the ground floor accommodation of 3,692 sq ft if required.

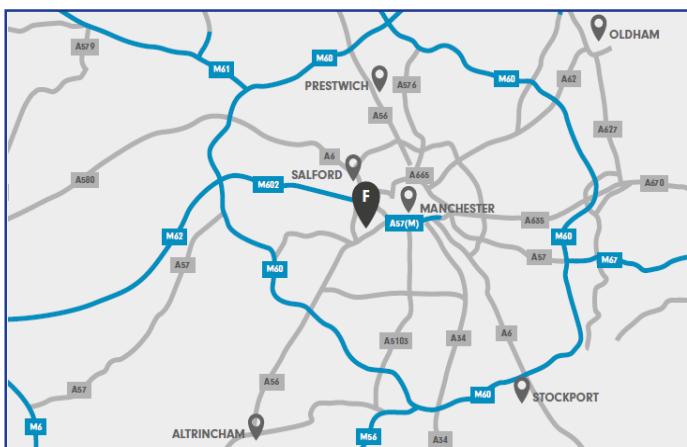
SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

ACCOMMODATION

We understand the premises has the following gross internal area:

| | Sq ft | Sq m |
|----------------------|--------------|---------------|
| Ground Floor | 3,692 | 343.00 |
| Mezzanine (optional) | 1,716 | 159.42 |
| Total (up to) | 5,408 | 502.42 |



EPC

An Energy Performance Certificate is available upon request.

RATEABLE VALUE

We advise interested parties make their own enquiries with Salford City Council's Business Rates Department.

PLANNING

We are advised the permitted use of the property is Classes B1, B2 and/or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, and ancillary office use.

TERMS

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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