

# TO LET

## 2,360 sq ft (218.9 sq m)

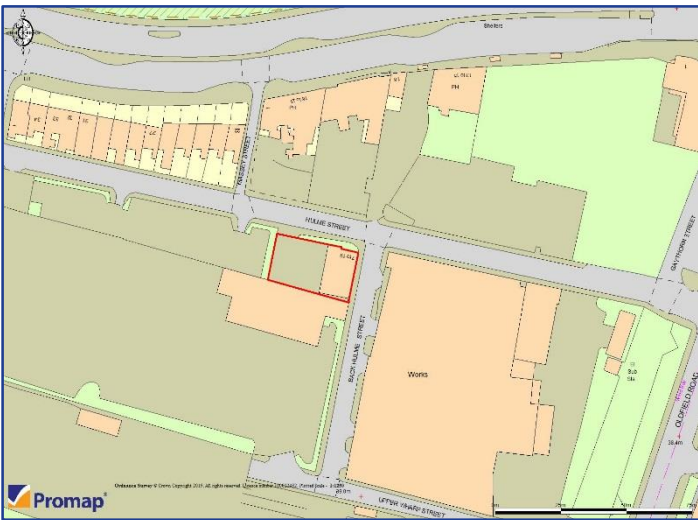
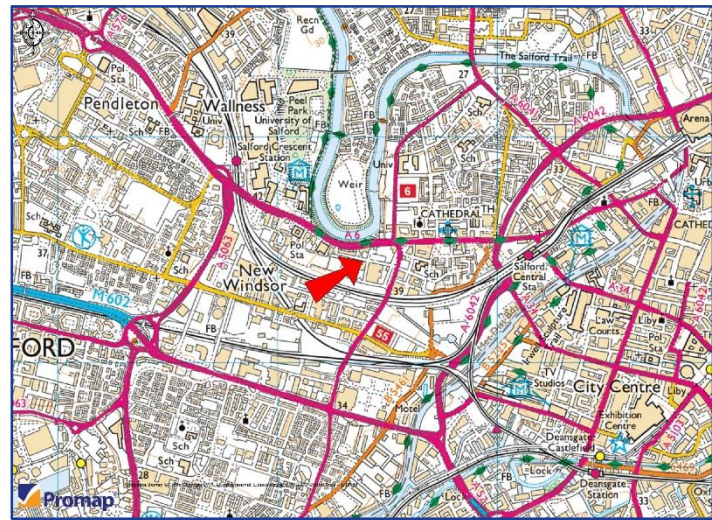
- Ready for occupation
- Situated close to Manchester City Centre
- Established industrial location
- Large secure car park



Two Storey Warehouse / Storage Premises

**7-19 Hulme Street**  
**Salford**  
**M5 4PY**

|   |   |
|---|---|
|  | <b>DAVIES<br/>HARRISON</b><br>REAL ESTATE |
| <b>0161 236 9999</b>  |   |
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**LOCATION**

The subject property is located on Hulme Street in Central Salford on the outskirts of Manchester City Centre. It lies off Oldfield Road which connects The Crescent and Chapel Street (A6) to Regent Road (A57).

The property offers excellent communication links with the M602 Motorway 1 mile to the south-west. The M602 leads to the M60 Manchester Orbital Motorway.

**DESCRIPTION**

Built approximately 30 years ago, the property comprises a detached two storey warehouse with office space set within a large secure car park.

**SPECIFICATION**

- Brick construction
- First floor office accommodation
- Eaves height 5m
- 2 level access up and over shutter doors
- Secure service yard of 0.087 acres (3,789 sq ft)

**SERVICES**

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage. The services have not been tested.

**EPC**

An Energy Performance Certificate is available upon request.

**ACCOMMODATION**

The property has the following gross internal area:

|                        | Sq ft             | Sq m            |
|------------------------|-------------------|-----------------|
| Ground Floor Warehouse | 1,363             | 126.6           |
| Ground Floor Storage   | 656               | 60.9            |
| First Floor Office     | 341               | 216.9           |
| <b>TOTAL</b>           | <b>2,360</b>      | <b>218.9</b>    |
| <b>Site Area</b>       | <b>0.14 acres</b> | <b>0.058 ha</b> |

**RATEABLE VALUE**

The property is entered in the current Rating List as “Warehouse and Premises” and has a current Rateable Value of £10,750.

**PLANNING**

The property is situated on an established industrial estate.

We advise interested parties make their own planning enquiries of Salford City Council.

**TERMS**

The premises are available on a 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**

**JACK RODGERS**  
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 jack@daviesharrison.com

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