

# TO LET

15,090 sq ft (1,401.91 sq m) on a site area of 0.929 acres

- Good quality modern business location
- High quality accommodation
- Substantial yard
- Secured site
- Located 3 miles from J15 M60 Motorway and J2 M61 Motorway

Enter



Modern detached industrial / warehouse unit with quality office accommodation

**Unit 4 Canary Way**  
Agecroft Commerce Park  
Swinton  
Manchester M27 8AW

**dh** DAVIES  
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REAL ESTATE  
**0161 236 9999**  
[www.daviesharrison.com](http://www.daviesharrison.com)

# Unit 4 Canary Way

## Agecroft Commerce Park, Swinton, Manchester, M27 8AW

HOME

LOCATION

DESCRIPTION

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### LOCATION

The property is situated within Agecroft Commerce Park on the north side of Canary Way, adjacent to the A6044 Agecroft Road.

The A6044 leads to the A666 which in turn connects to the A6 and A580 East Lancashire Road.

Junctions 15 and 16 of the M60 Motorway are located within 3 miles with Manchester City Centre approximately 3 miles to the south-east accessed via the A580.

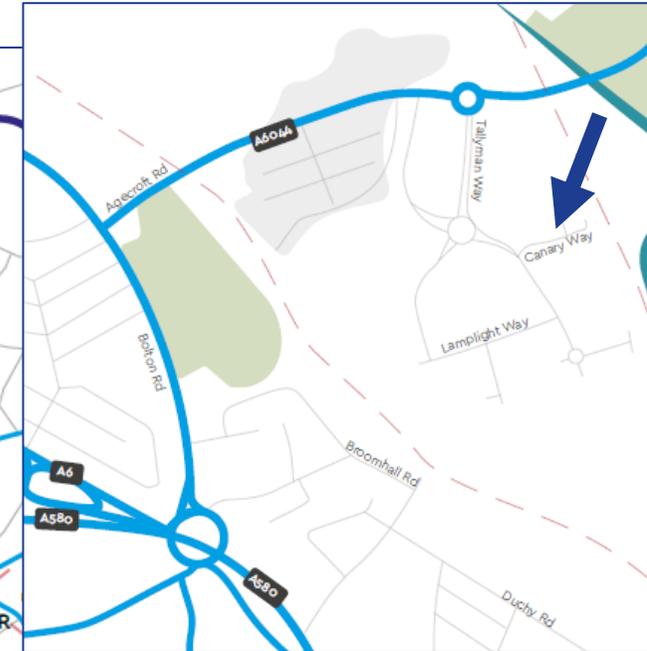
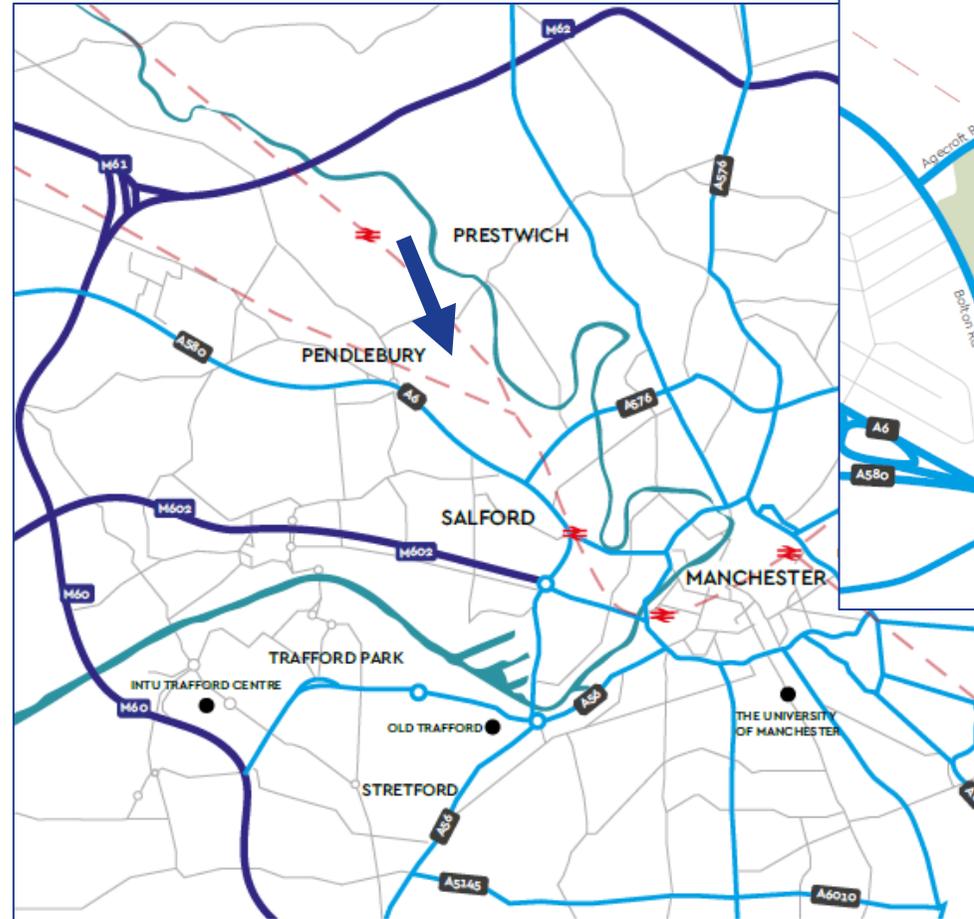
A580 1.5 miles

M60 Motorway J15 3 miles

M61 Motorway J1 3 miles

Manchester City Centre 3 miles

Manchester Airport 13 miles



# Unit 4 Canary Way

## Agecroft Commerce Park, Swinton, Manchester, M27 8AW

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### DESCRIPTION

The property comprises a high-quality self-contained warehouse and office facility providing an excellent clear span warehouse incorporating a substantial yard and car park.

It was constructed in 2003 with part brick and blockwork base walls and metal profile clad elevations to the upper parts beneath an insulated roof which incorporates translucent panels.

The property offers the following specification:

- Open plan warehouse with 3 gas blowers
- Height to underside of haunch 7.28m
- Height to apex – 9.12m
- Sodium lighting
- 2 x electric roller shutter doors (width 4.2m, height 5.25m)
- Two storey office accommodation with gas central heating and air conditioning
- High level security system – ADT connected
- Open Reach fibre broadband
- Fully fenced site with gates and floodlights
- External welfare facilities
- Large secure yard
- Separate car parking at the front of the property



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## ACCOMMODATION

The property comprises the following Gross Internal Area:

	Sq ft	Sq m
Warehouse	13,127	1,219.53
Ground Floor Office	980	91.04
First Floor Office	983	91.34
<b>Total</b>	<b>15,090</b>	<b>1,401.91</b>

NB additional welfare cabin available measuring 385 sq ft (35.77 sq m).

<b>Site Area (approx.)</b>	<b>0.929 Acres</b>	<b>0.376 Hectares</b>
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# Unit 4 Canary Way Agecroft Commerce Park, Swinton, Manchester, M27 8AW

HOME

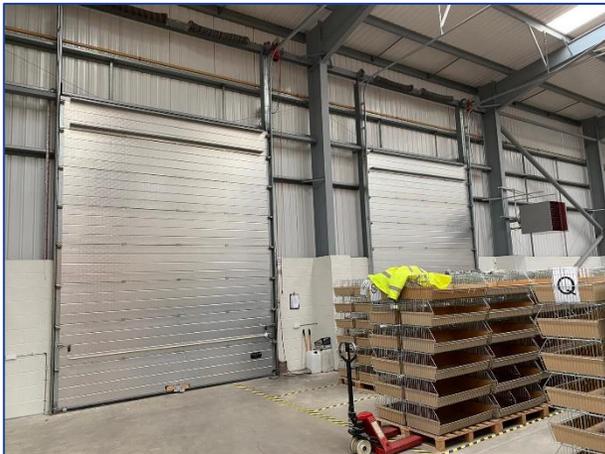
LOCATION

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# Unit 4 Canary Way

## Agecroft Business Park, Swinton, Manchester, M27 8AW

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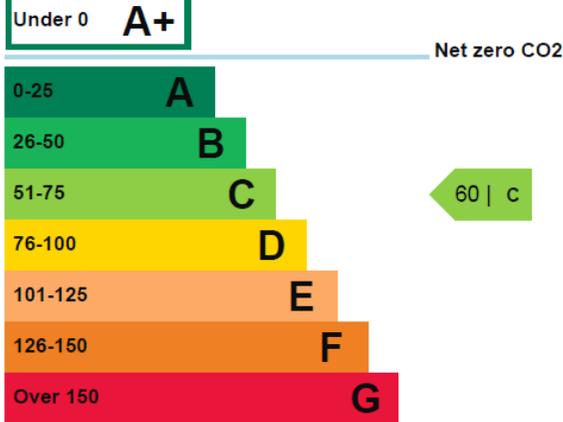
### SERVICES

We understand that all services are connected including an Open Reach fibre broadband connection.

Services have not been tested.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance rating of C. A copy of the Certificate is available upon request.



### RATEABLE VALUE

The property is listed in the current Rating List as “Warehouse and Premises” with a Rateable Value of £72,000.

We advise interested parties to make their own enquiries of the Local Rating Department.

### PLANNING

The property is situated within an established industrial estate and we believe there are no planning restrictions.

Interested parties should however, make their own enquiries of the Salford City Council Planning Department.

### TERMS

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

### RENTAL

Upon application.

### VAT

All prices are exclusive of, 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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#### IMPORTANT NOTICE

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October 2020