

TO LET

9,668 sq ft
(898.19 sq m)

- Located in a prime industrial area
- Two storey office accommodation
- Excellent transportation links
- Situated 1 mile from J3 M61 Motorway



Warehouse with Offices

Unit 29 Grecian Mill
Norfolk Street
Off Worsley Road North
Walkden
M28 3QW

dh DAVIES HARRISON
REAL ESTATE
0161 236 9999
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LOCATION

The property lies in an established industrial location on Norfolk Street situated off Worsley Road North (A575) which overlooks the M61 Motorway. Oakhill Trading Estate is located on the opposite side of Worsley Road North.

Access to the national motorway network is within 1 mile via Junction 3 of the M61 close to the intersection of the M60 / M62 motorways. The East Lancashire Road (A580) is within 2 miles of the property.

DESCRIPTION / SPECIFICATION

The property comprises a semi-detached single storey industrial unit of steel truss roof construction set beneath a pitched and cement asbestos sheet roof covering offering the following specification:

- Warehouse showroom
- Eaves height of 4.278m
- Height to the apex of 8.2m
- LED lighting within the warehouse
- One electric roller shutter access (4.4m x 4m)
- Two storey office accommodation offering a range of open plan and private offices
- Sodium lighting in the offices
- WC accommodation
- Shared yard entrance
- Parking for circa 6 vehicles

SERVICES

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

ACCOMMODATION

The property has the following gross internal floor area (GIA):

	Sq ft	Sq m
Warehouse	7,314	679.45
Ground Floor Offices	1,177	109.37
First Floor Offices	1,177	109.37
Total	8,981	834.34

EPC

An Energy Performance Certificate is available upon request.

RATEABLE VALUE

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

PLANNING

The property is located on an established industrial area. Interested parties should make their own enquiries of the Salford City Council Planning Department.

TERMS

The property is available to lease on full repairing and insuring terms.

RENTAL

Upon application.

VAT

All prices, outgoings and rentals 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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