

# TO LET

0.71 acres (0.287 ha)

- 1 mile from M602 Motorway
- Close to Trafford Park and Manchester City Centre
- Secure level site
- Rare open storage opportunity

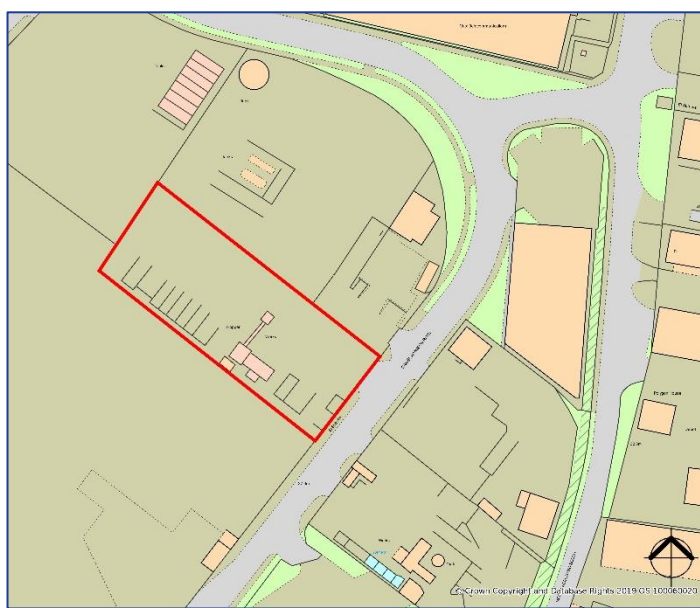
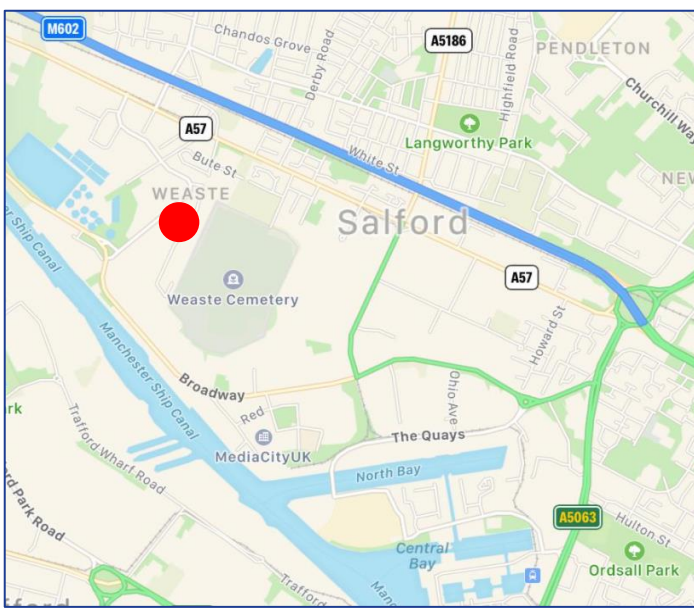


Secure Rectangular Shaped Site

**Daniel Adamson Road**  
**Salford**  
**Manchester**  
**M50 1DS**

**dh** **DAVIES HARRISON**  
REAL ESTATE

**0161 236 9999**  
[www.daviesharrison.com](http://www.daviesharrison.com)



## LOCATION

The site is located on Daniel Adamson Road, just off Eccles New Road (A57) which runs parallel with the M602 Motorway.

Manchester City Centre is only 2.5 miles to the east, Trafford Park is within circa 0.5 miles and the Trafford Centre is 1 mile to the south-west.

## DESCRIPTION

The site is rectangular in shape secured by a concrete panel fence to all sides. The site is relatively level and access is provided by one double gate.

The site is currently used as a concrete batching plant housing plant facilities and portacabin office.

The specification includes:

- Concrete yard
- Fully secured
- Floodlights

## SITE AREA

The site measures 0.71 acres (0.287 hectares).

## SERVICES

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

## RATEABLE VALUE

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

## PLANNING

Interested parties should make their own enquiries of the Local Planning Authority.

## TERMS

The site is 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

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