

TO LET

8,798 sq ft (817.42 sq m)

On a site area of approx. 1.075 acres (0.435 ha)

- Prominently located on the corner of Ordsall Lane and Worrall Street
- 1 mile from M602 Motorway
- ½ mile from Manchester City Centre and close to Media City
- Substantial yard
- Ability to sub-divide from 1,859 sq ft (172.7 sq m)



Detached Workshop Units on Substantial Secure Yard

Worrall Street – Units 2, 4 & 6

Salford

Manchester

M5 4TH

dh DAVIES HARRISON
REAL ESTATE

0161 236 9999

www.daviesharrison.com

Worrall Street – Units 2, 4 & 6 Salford, Manchester, M5 4TH

HOME

LOCATION

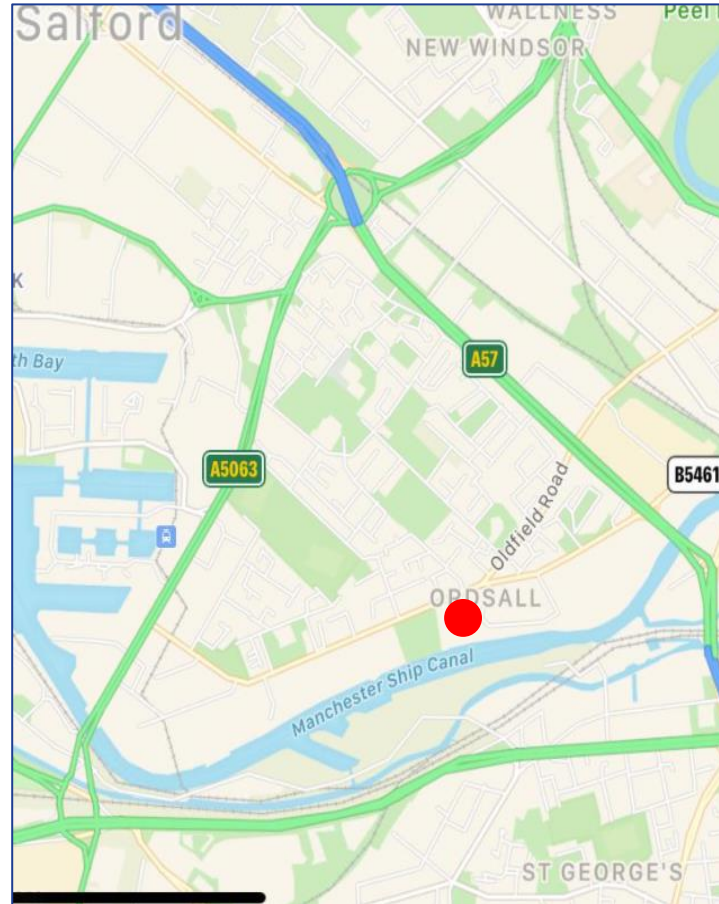
DESCRIPTION /
ACCOMMODATION

FURTHER
INFORMATION

Location

The property is situated on the western side of Worrall Street at its junction with Ordsall Lane (A5066) in the southern end of Salford and adjacent to the River Irwell.

Ordsall Lane joins Trafford Road (A5063) to the south-west which links the A56, A57 and M602 and acts as one of the main arterial roads into and out of Manchester. It has become a highly desirable location for residential development and is expanding along Ordsall Lane from Regent Road and the City Centre.



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Salford, Manchester, M5 4TH

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Description

The property is split into three separate units as follows:

Unit 2

- Former workshop facility providing clear space
- Externally clad with PVC coated steel cladding
- Overclad asbestos roof
- Roller shutter door access
- 4m eaves
- Fluorescent tube lighting

Unit 4

- Two bay warehouse / workshop providing clear space
- Part new and part asbestos roof
- Roller shutter door access
- 4m eaves
- Two storey offices to the front providing open plan and cellular accommodation
- Canteen / kitchen and WC accommodation
- Fluorescent tube lighting

Unit 6

- Self-contained warehouse providing clear space
- Asbestos roof
- Sliding shutter door
- 4m eaves
- Office
- Canteen / kitchen and WC accommodation
- Fluorescent tube lighting

Consideration will be given to units being taken individually.

Accommodation

The units have the following Gross Internal Areas (GIA):

	Sq ft	Sq m
Unit 2		
Warehouse	2,050	190.43
Rear / Lean To	372	34.59
Total	2,422	225.02
Site Area	0.581 acres	0.235 hectares
Unit 4		
Warehouse	2,967	275.63
Ground Floor Office	777	72.22
First Floor Office	773	71.82
Total	4,517	419.67
Site Area	0.298 acres	0.120 hectares
Unit 6		
Warehouse	913	84.80
Office	946	87.93
Total	1,859	172.73
Site Area	0.196 acres	0.079 hectares
Total	8,798	817.42
Site Area (approx.)	1.075 Acres	0.435 hectares

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Services

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

Energy Performance Certificate

An Energy Performance Certificate is available on request.

Rateable Value

The property may need to be re-assessed for Rating purposes upon occupation.

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

Planning

Interested parties should make their own enquiries of the Trafford Council Planning Department.

Terms

The detached workshop units are available to lease on full repairing and insuring terms.

Consideration may be given to a lease of individual units and therefore available from 1,859 sq ft upwards.

Please contact the marketing agents to discuss your occupational requirements.

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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