

# TO LET

2,422 sq ft (225.02 sq m)

On a site area of approx. 0.581 acres (0.235 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
- Units 4 and 6 have been let



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](http://www.daviesharrison.com)

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

HOME

LOCATION

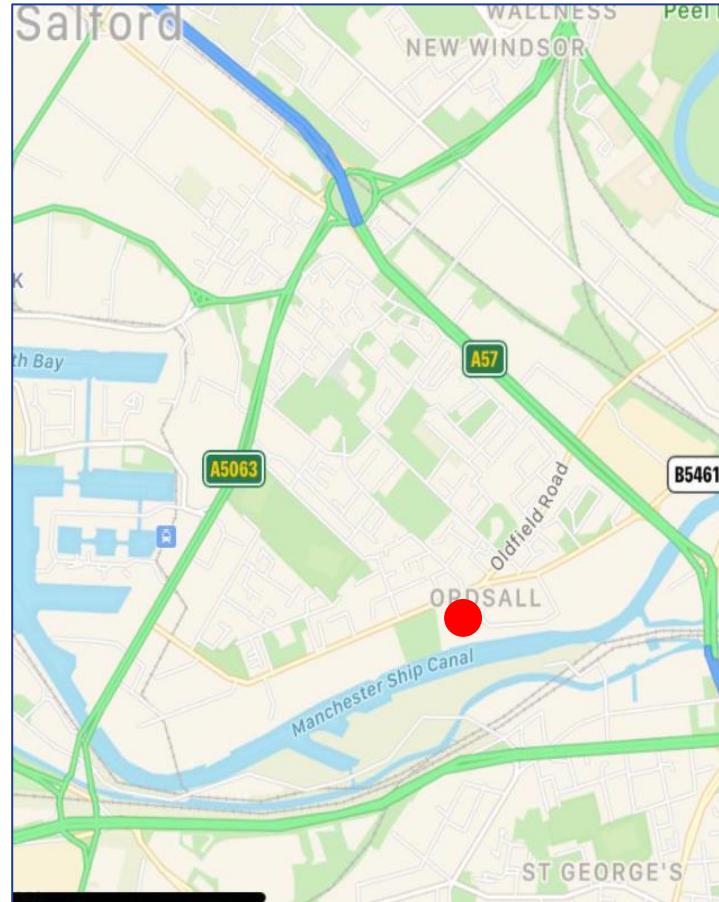
DESCRIPTION /  
ACCOMMODATION

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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ACCOMMODATION](#)[FURTHER  
INFORMATION](#)

## 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 - LET

- 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 - LET

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

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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 Salford City Council Planning Department.

## Terms

Unit 2 is available to lease on full repairing and insuring terms to be agreed.

Units 4 and 6 have been let.

Please contact the marketing agent to discuss your 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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