

# TO LET

## 50,099 sq ft (4,654.43 sq m)

### Possible of subdivision from 10,000 sq ft (929.03 sq m)

On a site area of 2.869 acres (1.161 hectares) - An additional yard area of 1.8 acres may be available

- Excellent access to Manchester City Centre and motorway network
- Substantial yard available
- 24 hour guard access
- CCTV available
- Ideal for building trade / haulage
- Additional yard area of 1.8 acres (edged blue) may be available by way of additional agreement



Enter

Modern Warehouse / Industrial Facility with 2 Storey Office Block

**Duncan Street**  
**Salford, Manchester, M5 3SQ**

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

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

# Duncan Street

## Salford, Manchester, M5 3SQ

- HOME
- LOCATION
- DESCRIPTION
- ACCOMMODATION
- GALLERY
- FURTHER INFORMATION

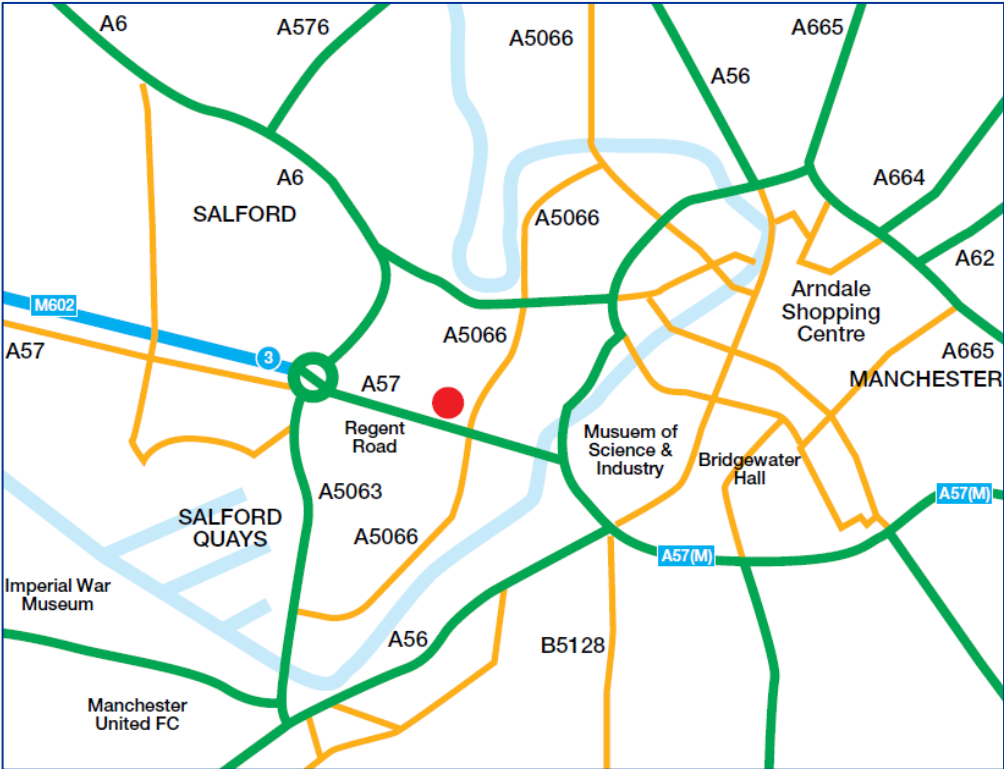
### LOCATION

The property lies in an established industrial location approximately ½ mile to the west of Manchester City Centre. Fronting Duncan Street the property can be accessed from either the A57 Regent Road or the A5066 Oldfield Road. Regent Road is one of the city’s main arterial routes providing direct access to the Mancunian Way (A57M) to the east and the M602 Motorway to the west.

The A5066 Oldfield Road connects with Salford to the north and the Trafford Park / Salford Quays area to the south. Lying within an established mixed-use location predominantly used for industrial and retail warehousing, the area has recently seen significant residential developments due to its close proximity to major transport links, Salford University and Manchester City Centre.

Salford has excellent road communications being situated adjacent the M60 Orbital Motorway allowing access to the regional and national motorway networks including the M56, M61, M62, M602 and M66 Motorways.

|                        |           |
|------------------------|-----------|
| Manchester City Centre | 0.5 mile  |
| M602 Motorway          | 0.8 mile  |
| Deansgate Rail Station | 1 mile    |
| M60 Motorway           | 4.5 miles |



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## DESCRIPTION

The property comprises a standalone warehouse / industrial unit of a steel frame construction with a pitched roof. It benefits from:

### Warehouse / Industrial Unit

- Minimum 7.5m eaves
- Tailgate and drive in access
- Drive through road to the rear (formerly railway track)
- Substantial yard and potential additional external storage
- Potential to subdivide

### Two Storey Office Block

The accommodation also includes a separate two storey office block positioned opposite the property including:

- Open plan and cellular offices
- WC facilities
- Haulage office
- Associated car parking

### Additional Yard

There may be an additional yard area of 1.8 acres (0.7 hectares) available to lease by way of additional agreement.



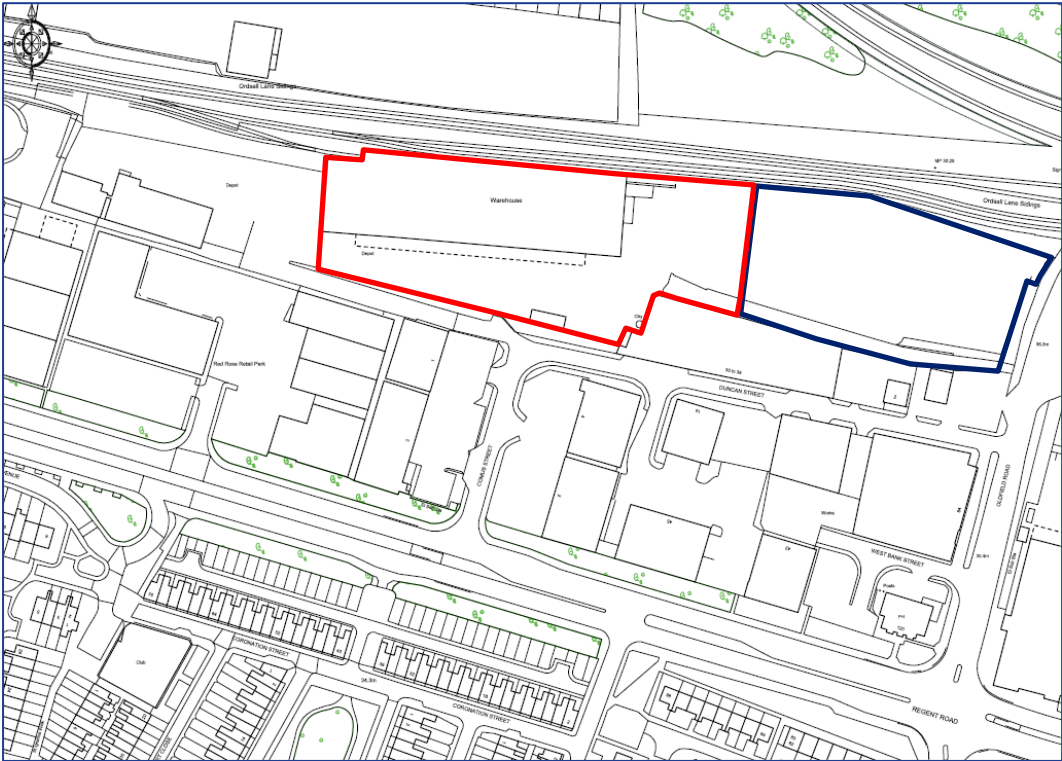
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## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) on a Gross Internal Area basis as follows:

|                                    | Sq ft       | Sq m     |
|------------------------------------|-------------|----------|
| <b>Warehouse / Industrial Unit</b> |             |          |
| Main Warehouse                     | 43,953      | 4,083.39 |
| Drive Through                      | 4,527       | 420.58   |
| Canopy                             | 342         | 31.80    |
| Total Warehouse                    | 48,822      | 4,535.77 |
| <b>Two Storey Office Block</b>     |             |          |
| Ground Floor                       | 662         | 64.58    |
| First Floor                        | 614         | 57.08    |
| Total Offices                      | 1,277       | 118.66   |
| Total                              | 50,099      | 4,654.43 |
| Site Area (edged red)              | 2.869 acres | 1.161 ha |
| Additional Yard Area (edged blue)  | 1.8 acres   | 0.7 ha   |



It is possible to subdivide the property from 10,000 sq ft upwards.

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HOME

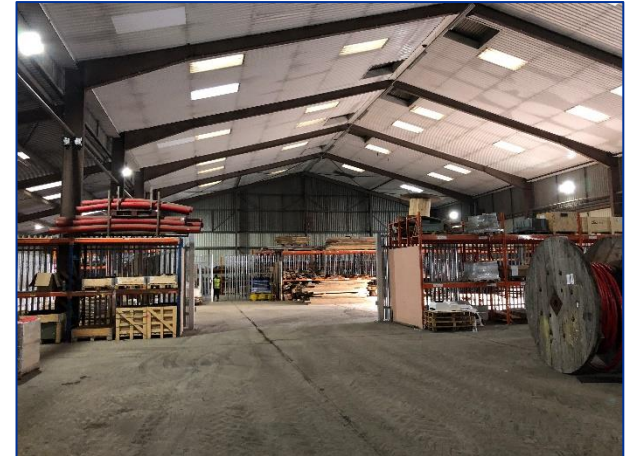
LOCATION

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## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate for the property is available upon request.

## RATEABLE VALUE

The property is to be separately assessed.

We would advise that all interested parties make their own enquiries in relation to rates.

## PLANNING

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

Interested parties should make their own enquiries with the Local Council.

## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

An additional yard area of circa 1.8 acres (0.7 ha) may be available by way of additional agreement.

## 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.

## VIEWING / ENQUIRIES

For further information, or to arrange a viewing, please contact:

Rick Davies  
07831 658804  
[rick@daviesharrison.com](mailto:rick@daviesharrison.com)



### IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property.

Aerial photography provided via Google  
April 2022

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