

**TO LET**

**20,725 SQ FT (1,925.3 SQ M)**

**ON A SITE AREA OF 1 ACRE (0.4 HA)**



- Excellent accommodation
- Sought-after location
- Good accessibility to Manchester and the regional motorway network
- **Available for immediate occupation**



**125 SWINTON HALL ROAD, SWINTON, MANCHESTER, M27 4AU**  
**WAREHOUSE AND OFFICE ACCOMMODATION**

# LOCATION

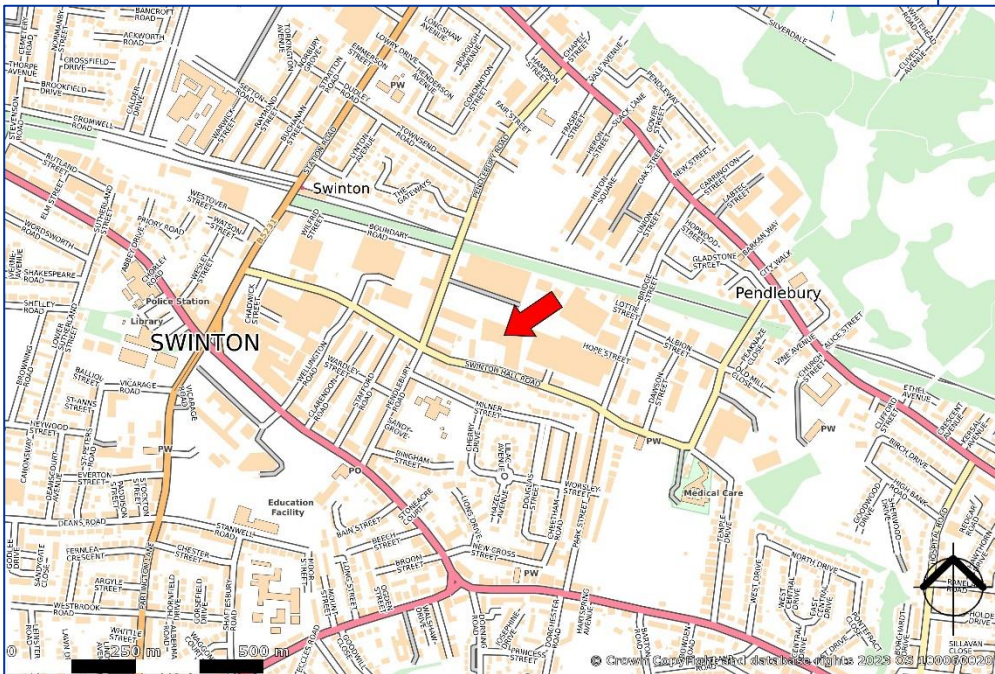
The property is located 0.5 miles from Swinton town centre and benefits from excellent transport links being close to the A6, A580 East Lancashire Road, M61 Motorway and Junctions 14 and 16 of the M60 Motorway providing access to the national motorway network.

The established Wardley Industrial Estate is located 1.5 miles to the west.

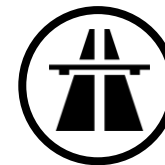
Nearby facilities include Asda, Morrison and Aldi superstore.

Swinton Train Station is within walking distance and nearby bus stops provide regular services to Bolton and Manchester.

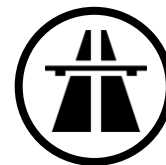
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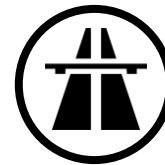
Swinton Train Station  
670 metres



J16 M60 Motorway  
1.2 miles



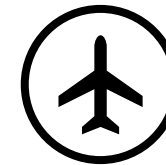
M61 Motorway  
2 miles



J13 M60 Motorway  
2.7 miles



Manchester City Centre  
6 miles



Manchester International  
Airport 16 miles



# DESCRIPTION / ACCOMMODATION

The property comprises a semi-detached single storey frame warehouse. The available accommodation provides the following:

- PVC coated steel roof and walls
- Open plan warehouse
- Sealed concrete floor
- Lighting throughout
- Drive-in roller shutter door access
- Offices to be provided to suit requirements
- Secured yard and car park to the front and side of the building

The property offers the following Gross Internal Area (GIA):

	Sq Ft	Sq M
Warehouse	20,725	1,925.3
<b>Total</b>	<b>20,725</b>	<b>1,925.3</b>
Site Area	1 acre	0.4 ha





# GALLERY



# FURTHER INFORMATION

## Services

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

## Energy Performance Certificate

The property has a current EPC Rating of 'C'.

A copy of the Energy Performance Certificate is available on request.

## Rateable Value

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

## Planning

Interested parties should make their own enquiries of Salford City Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

## Terms

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

## 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.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants.

Prospective purchasers will need to provide proof of identity and residence.

## Further Information / Viewings

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



**RICK DAVIES**  
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rick@daviesharrison.com

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### IMPORTANT NOTICE

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Map images provided via Google Maps. Aerial image provided by Google Earth.

February 2025