

**TO LET
OPENSITE MANCHESTER
UP TO 29 ACRES (11.73 HECTARES)**

**OPEN STORAGE LAND
SUITABLE FOR A VARIETY OF USES**

Carter Jonas

dh **DAVIES
HARRISON**
REAL ESTATE

0161 236 9999

www.daviesharrison.com

**CARRINGTON
POWER STATION**

MANCHESTER ROAD, CARRINGTON, M31 4AY
PRELIMINARY DETAILS

LOCATION

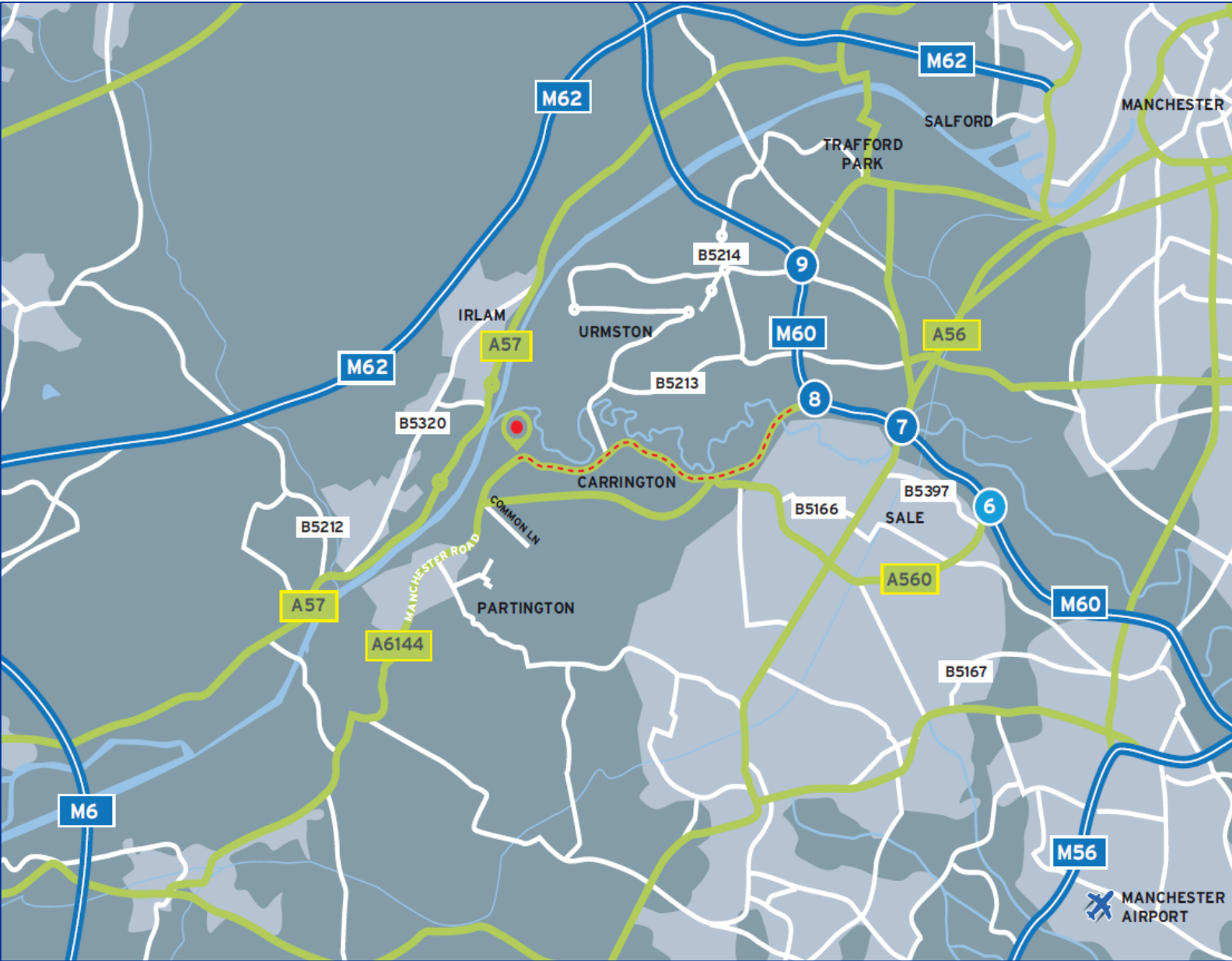
The site is adjacent to Carrington Power Station, off Manchester Road (A6144) Carrington.

The site benefits from an excellent strategic location being 3.6 miles from Junction 8 the M60 Motorway with links to the national motorway network.

Drive Times

	Miles
J8 M60 Motorway	3.6
Trafford Park	5.2
J21 M6 Motorway	6.6
Manchester City Centre	8.0
Warrington	10.0
Manchester Airport	11
J1 M602 Motorway	11.8
J12 M62 Motorway	11.8
Liverpool Airport	27
Liverpool Docks	29

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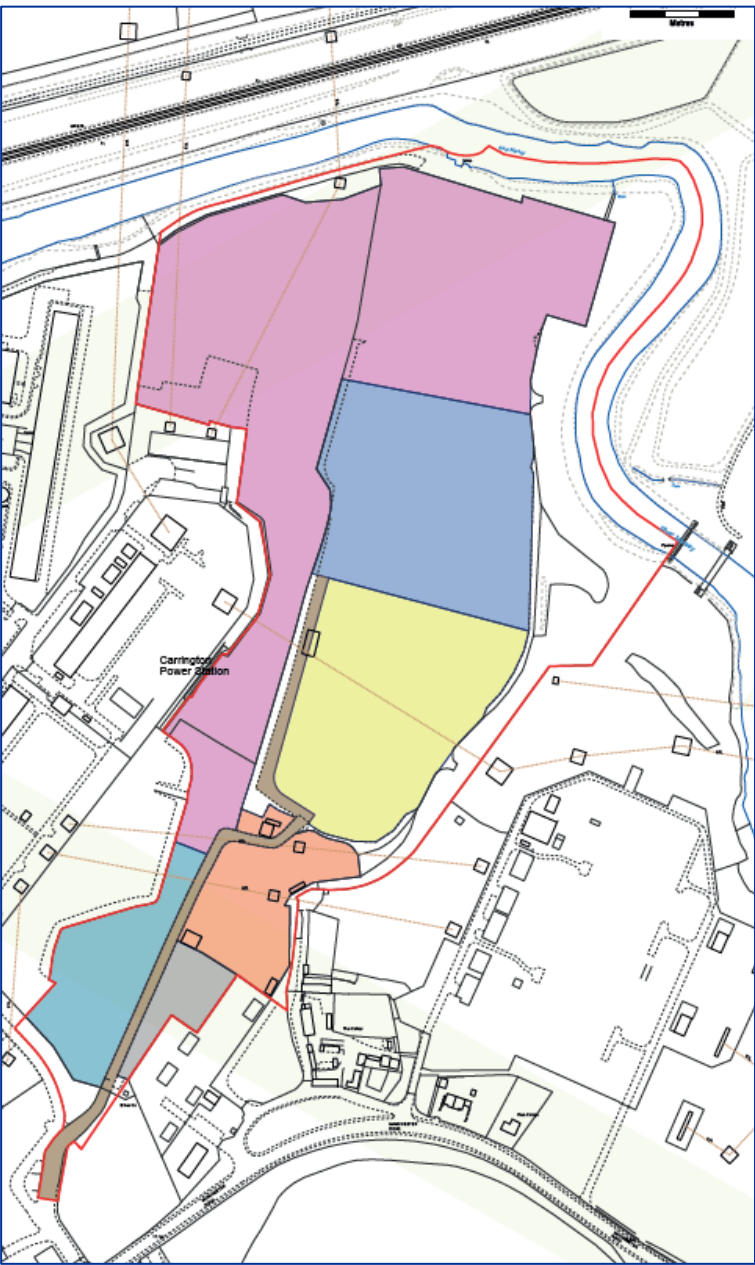


DESCRIPTION / ACCOMMODATION

- Up to 29 acres of lettable Class 1 open storage land suitable for a variety of open storage users.
- Plots are available from 0.76 acre (33,106 sq ft).
- The site is mostly level and benefits from a concrete and tarmac surface. It is secured with 24 hour security at the gate, and plots can be demarked with fencing.
- Water, electricity and lighting can be provided.
- There is potential for a substantial power supply.
- The landlord is in the process of upgrading the site by improving the surfacing and fencing, and deploying improved services to create a premium open storage offering.

The following plots are available:

Plot	Acres	Key
1	15.38	
2	5.63	
3	5.4	
4	2.13	
5	0.76	
6	2.22	



FURTHER INFORMATION

Key Points

- The North West's largest dedicated open storage site
- Prime Class 1 open storage
- Suitable for a variety of open storage users
- Only 3.6 miles from Junction 8 of the M60 Motorway
- Excellent road network connectivity
- Substantial power available
- Fully serviced
- Unrestricted hours of operation
- Range of plot sizes available

Terms

To be negotiated.

Please contact the joint agents for further information.

Lease terms of up to 18 years are available.

Uses

The site has class B8 use and is suitable for a range of occupiers.

Planning

Interested parties should make their own enquiries of the local Planning Department and satisfy themselves that their proposed use falls within the current defined use of the site.

OPENSITE

Opensite is a dedicated and specialist open storage operator with a portfolio of sites located in highly strategic locations throughout the Country.

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.

Further Information / Viewings

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

Carter Jonas



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February 2025