

TO LET

OPEN STORAGE LAND
SUITABLE FOR A VARIETY
OF USES

OPENSITE MANCHESTER

PLOTS AVAILABLE FROM 1-20 ACRES

MANCHESTER ROAD, CARRINGTON, M31 4AY



OPENSITE

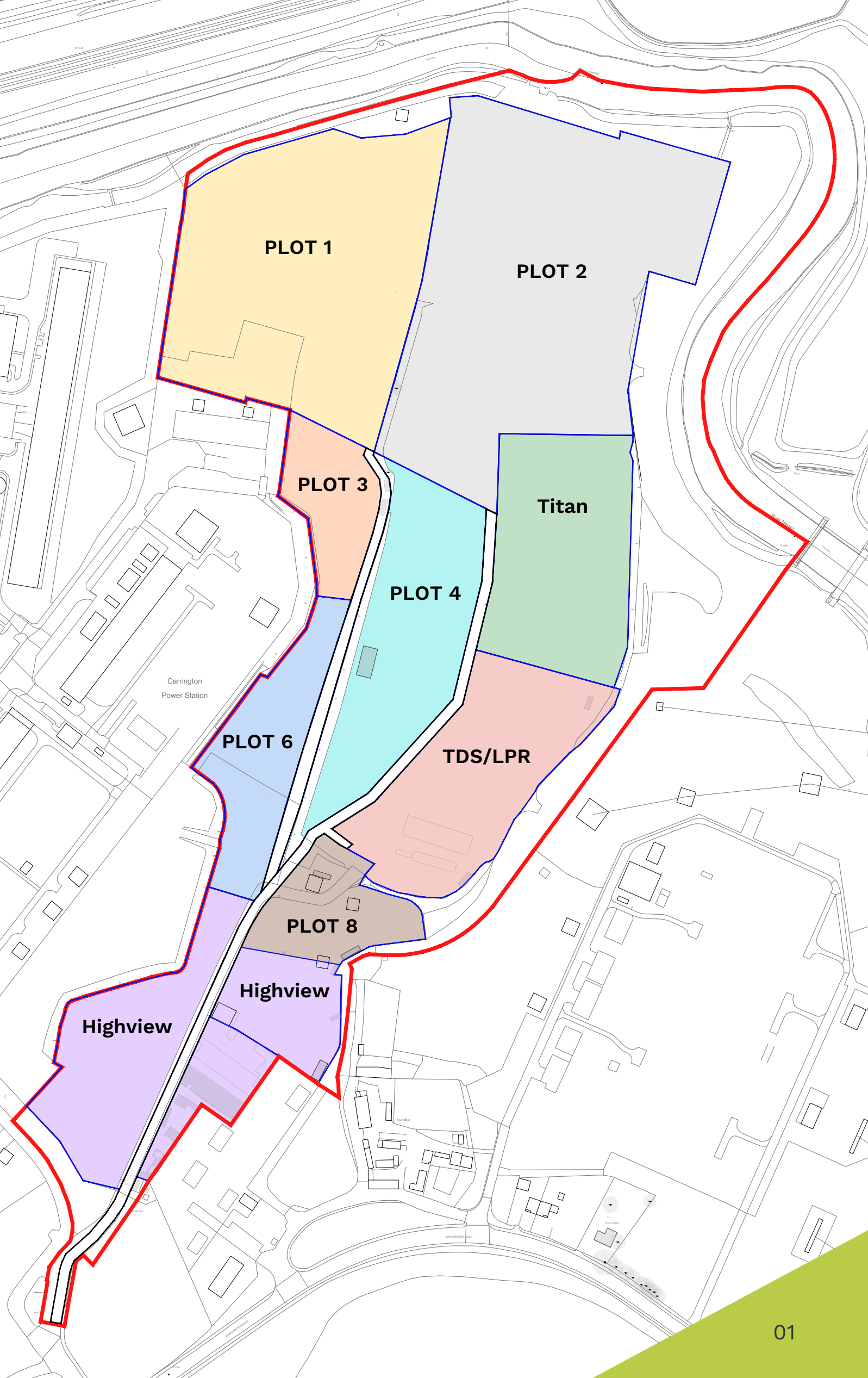
Premium Open Storage

DESCRIPTION / ACCOMMODATION

The following plots are available:

PLOT	ACRES	AVAILABILITY
1	6.08	Available
2	7.7	Available
3	1.11	Available
4	2.85	Available
5		Let to Titan
6	1.77	Available
7		Let to TDS/LPR
8	1.2	Available
9		Let to Highview

- The North West’s largest dedicated open storage site
- Prime Class 1 open storage
- Total site area of 31 acres
- Plots available from 1-20 acres
- The site is in the process of being upgraded to provide a brand new concrete or tarmac surface
- 24 hour security incorporating security hut at the gate
- Fully serviced including water, three phase electricity and lighting along the service road
- Suitable for a variety of open storage uses
- Unrestricted hours of operation
- Excellent road connectivity
- Only 3.6 miles from Junction 8 of the M60 Motorway
- 18 minutes (11 miles) to Manchester International Airport
- Nearby occupiers include Saica Paper UK, Hilti and Air Products Limited

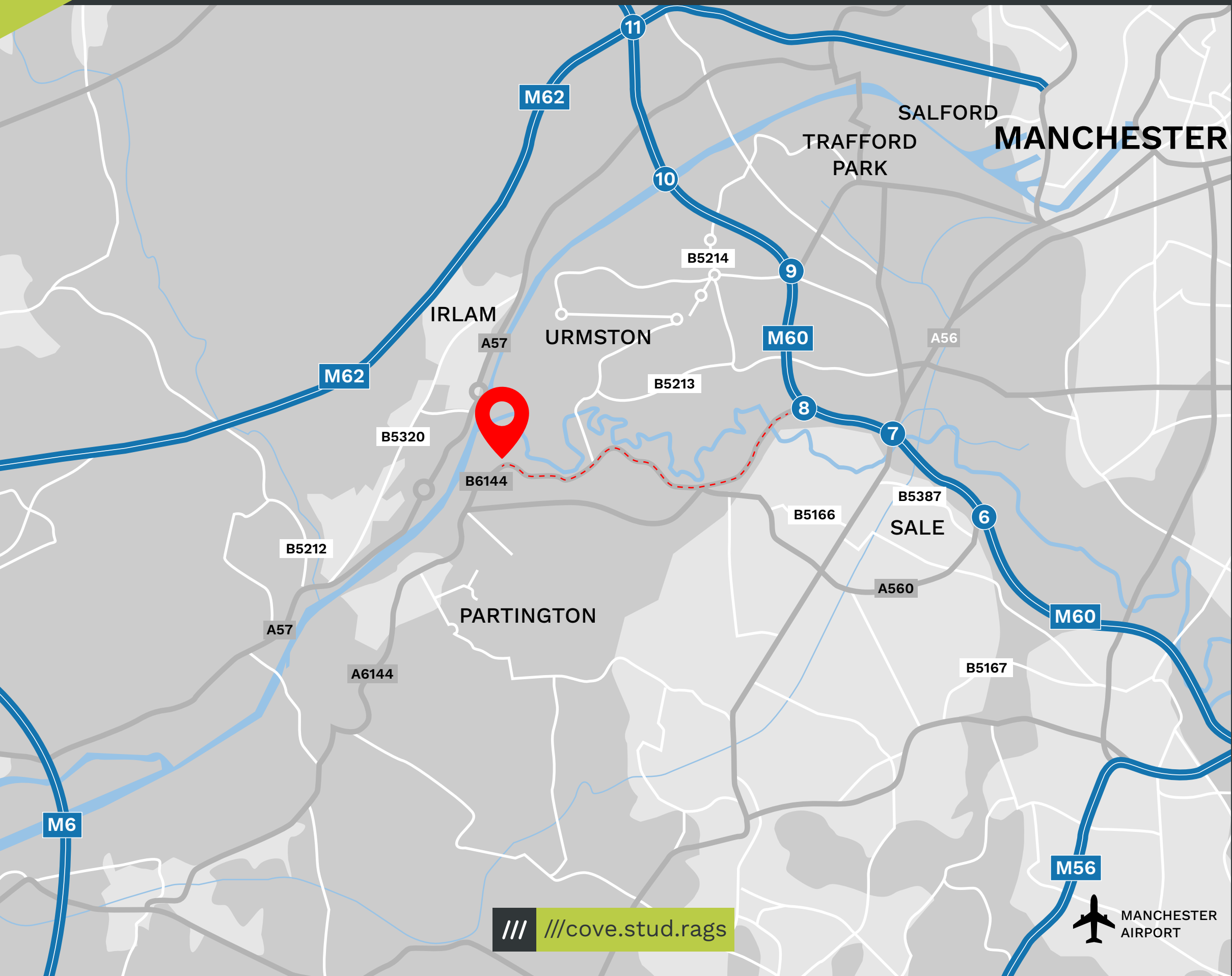


LOCATION

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.

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



AERIAL



TRAFFORD
PARK

MANCHESTER
CITY CENTRE

10

M60

M60

9

NATIONAL GRID
SUB STATION

CARRINGTON
POWER STATION

SECURITY HUT

A6144

GALLERY



FURTHER INFORMATION



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.

CONTACT / VIEWINGS

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



RICK DAVIES
07831 658 804
rick@daviesharrison.com

JOHN HARRISON
07767 648094
john@daviesharrison.com



JULIEN KENNY-LEVICK
07712 537 590
julien.kenny.levick@avisonyoung.com
JACK RODGERS
07748 704 191
jack.rodgers@avisonyoung.com

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Marketing
0161 387 7252