

# TO LET

## DETACHED WORKSHOP UNITS ON SUBSTANTIAL SECURE YARD

1,859 – 6,376 SQ FT (172.73 – 592.40 SQ M) ON A SITE AREA OF 0.5 ACRES  
AVAILABLE INDIVIDUALLY OR COMBINED



- 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
- Flexible / short-term leases will be considered



## WORRALL STREET, SALFORD, MANCHESTER, M5 4TH

Unit 4 – 4,517 sq ft (419.67 sq m) on a site area of 0.3 acres

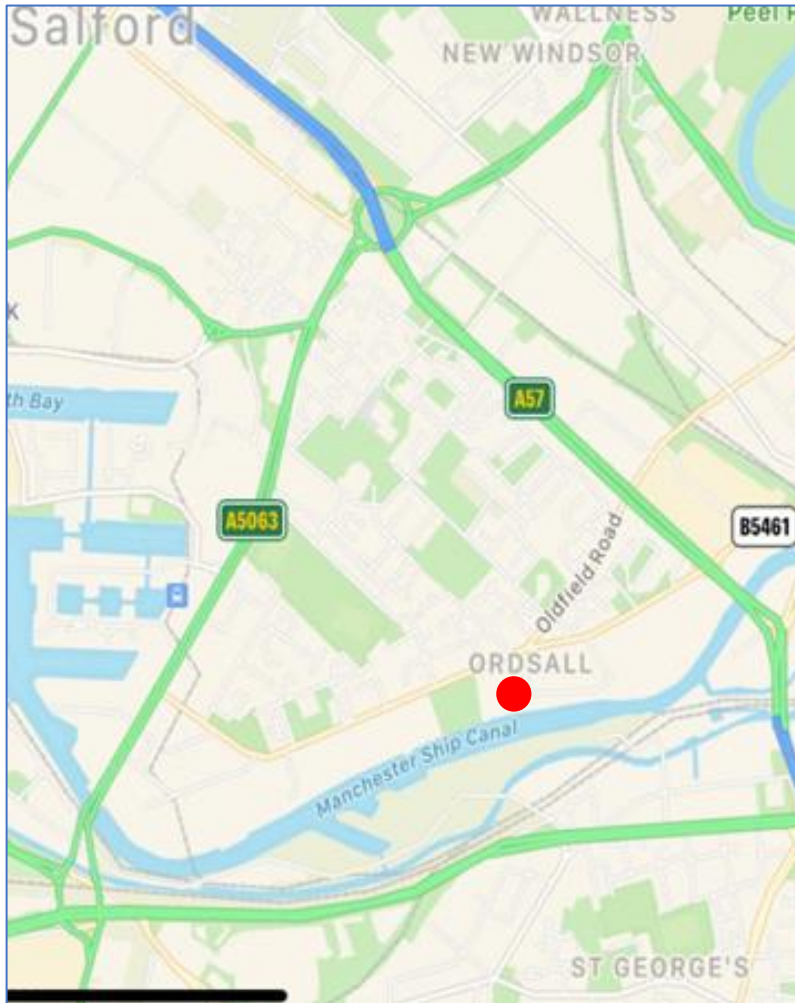
Unit 6 – 1,859 sq ft (172.73 sq m) on a site area of 0.2 acres



# LOCATION

The units are 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.



# DESCRIPTION / ACCOMMODATION

The units contain the following specification:

## Unit 4

- 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

- 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.

The units have the following Gross Internal Areas (GIA):

	Sq ft	Sq m
UNIT 4		
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	0.3 acres	0.12 hectares
UNIT 6		
Warehouse	913	84.80
Office	946	87.93
<b>Total</b>	<b>1,859</b>	<b>172.73</b>
Site Area	0.2 acres	0.08 hectares
<b>TOTAL</b>	<b>6,376</b>	<b>592.4</b>
<b>Site Area (approx.)</b>	<b>0.5 Acres</b>	<b>0.2 hectares</b>

# FURTHER INFORMATION

## Services

All mains services are available to the property.

## Energy Performance Certificate

The properties have the following EPC ratings:

Unit 4 – Energy Rating ‘E’ expiring 16<sup>th</sup> June 2031

Unit 6 – Energy Rating ‘E’ expiring 15<sup>th</sup> June 2031

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

## Rateable Value

The units are entered in the current Rating List as follows:

Unit 4 – “Workshop and Premises” - £21,000 RV

Unit 6 – “Workshop and Premises” - £11,750 RV

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 and satisfy themselves that their proposed use falls within the current defined use of the property.

## Tenure

The units are available by way of new full repairing and insuring leases on terms to be agreed. Units can be taken individually or combined.

## Rent

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 tenants will need to provide proof of identity and confirmation of address upon agreement of terms.

## Further Information / Viewings

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



**RICK DAVIES**  
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### IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are given 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. Aerial photograph provided via Google Earth.

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