

TO LET (MAY SELL)

20,743 SQ FT (1,927.1 SQ M) ON A SITE AREA OF 1.019 ACRES (0.413 HA)

FORMER TRANSPORT DEPOT ACCOMMODATION

- Prominent main road frontage
- Substantial yard
- Can be refurbished to occupiers' requirements
- Trade counter / warehouse opportunity
- Leisure / padel opportunity
- Potential redevelopment opportunity



55 – 67 HIGHER ROAD, URMSTON, MANCHESTER, M41 9AP

LOCATION

- Situated on Higher Road, a well-established route within Urmston, offering convenient access to local amenities, retail and residential areas

- **Excellent motorway connectivity:**

Approximately 5 minutes' drive to the M60 (junction 9 or 10), providing quick links to the wider Greater Manchester motorway network

Easy access to the M62, M56 and M6 corridors, facilitating regional and national travel

- **Strong public transport links:**

Urmston Train Station is within close proximity offering regular services to Manchester Piccadilly and Liverpool Lime Street

Well-served by local bus routes along Higher Road, connecting to Trafford Park, Manchester City Centre and surrounding suburbs

- **Close to key employment hubs:**

A short drive to Trafford Park, one of the UK's largest industrial estates
Convenient access to MediaCityUK and Salford Quays

- **Approximately 6 miles west of Manchester City Centre**



Urmston
Train Station
430m



M60
Junction 9
1.6 miles



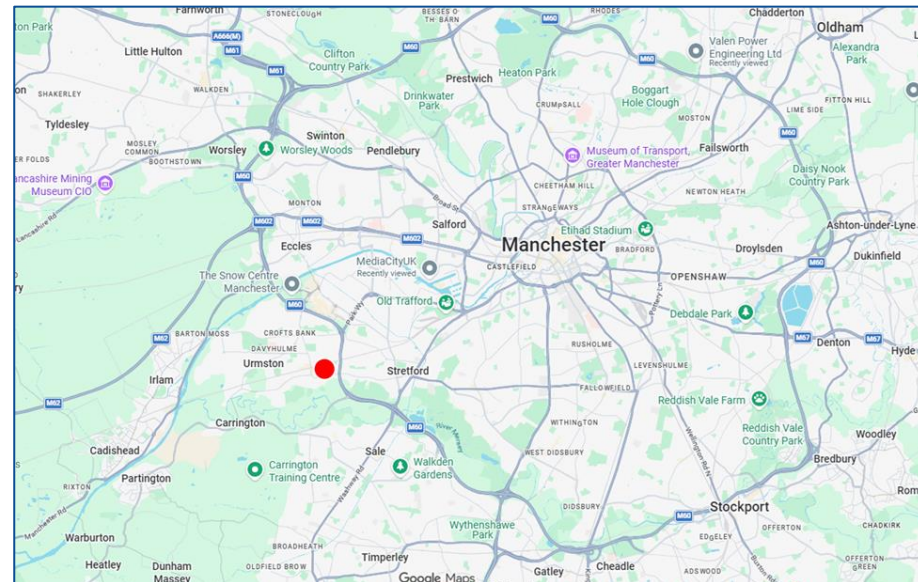
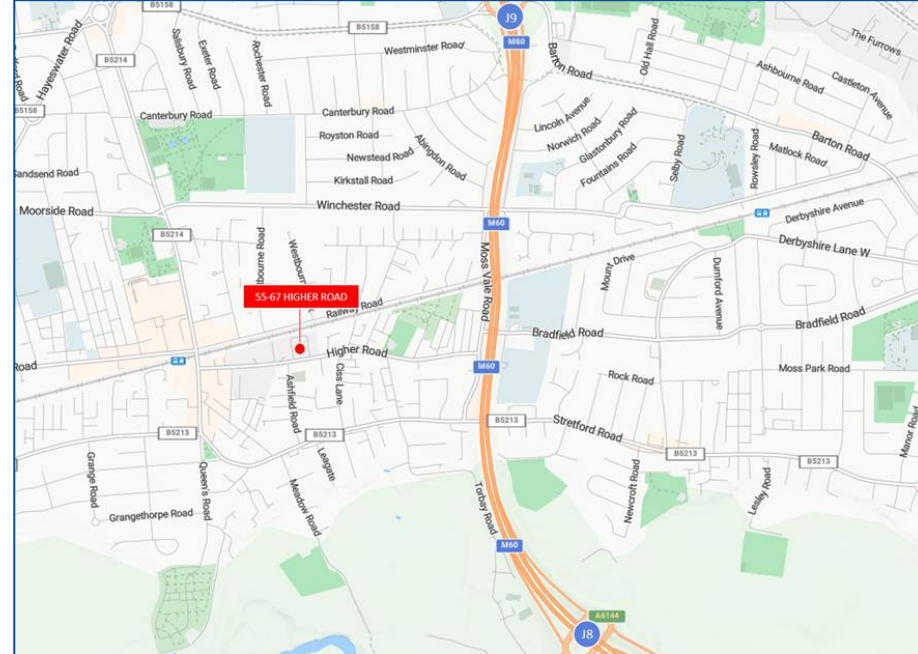
Trafford
Park
1.7 miles



Media City
UK
4.5 miles



Manchester
City Centre
6 miles



AERIAL



DESCRIPTION / ACCOMMODATION

The property comprises a former transport depot which can be refurbished to occupier's specific requirements.

The property would be suitable for the following:

- Warehouse / industrial use
- Trade counter
- Leisure / padel opportunity
- Potential redevelopment opportunity

The property comprises the following Gross Internal Area:

	Sq ft	Sq m
Ground Floor Workshop	17,887	1,661.7
Ground Floor Office	1,549	143.9
Ground Floor Storage	766	71.2
First Floor Storage	541	50.3
Total Accommodation	20,743	1,927.1
Site Area	1.019 acres	0.413 ha



GALLERY



FURTHER INFORMATION

Services

All mains services are available to the property.

Energy Performance Certificate

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

A copy of the certificate is available upon request.

Rateable Value

The property is currently listed as "Garage and Premises" with a Rateable Value of £85,000.

If the property is redeveloped or the use is changed, the property will need to be reassessed for rating purposes.

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

Planning

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

Tenure

The property is available to lease on new full repairing and insuring terms to be agreed. Alternatively, the property may be available to purchase freehold via title number LA368860.

Rent / Price

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 prospective tenants / purchasers. Upon agreement of terms, tenants / purchasers will be asked to provide appropriate documentation, including:

- Proof of identity
- Confirmation of address
- Evidence of funds

Further Information / Viewings

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



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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. Aerials provided by Google Earth. Maps provided via Google Maps.

June 2026