

TO LET

WORKSHOP/INDUSTRIAL/ WAREHOUSE UNIT



markwarburton

CHARTERED SURVEYORS



MODERN 1970s BUILT SINGLE STOREY WORKSHOP/INDUSTRIAL/
WAREHOUSE UNIT

2,690 sq. ft (250 sq. m) - Plus, mezzanine storage of **726 sq. ft** (67 sq. m)

**UNIT 14, ORCHARD TRADING ESTATE, LANGLEY ROAD SOUTH,
SALFORD, M6 6SD.**

PROPERTY DESCRIPTION

Unit 14 is a 1970s built end of terrace modern single storey workshop/warehouse/industrial unit of brick construction, with a pitched and insulated roof incorporating 10% translucent roof panels and a solid concrete floor throughout. The eaves height is 18ft.

The property has a dedicated staff/customer entrance leading through to a trade counter/preparation area, which is accommodated under a very good quality steel mezzanine structure which provides additional internal storage space. To the rear of the unit are two washroom/wc areas.



Access is afforded at the front via a manually operated aluminium roller shutter door (approx. 14ft 3ins high by 12ft 3ins wide) and this leads from a large, dedicated external concrete surfaced loading yard/car parking area into the unit, which is a largely open plan workshop/warehouse/industrial space.

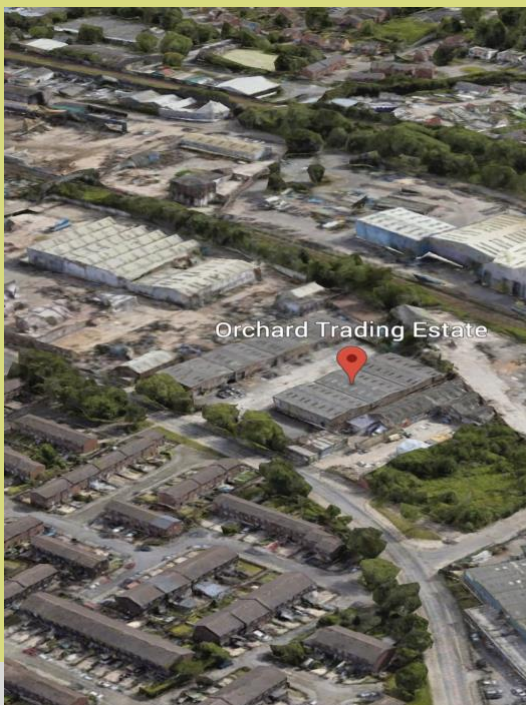
The property forms part of a larger holding owned by our clients and as such, it sits in a private and secure industrial estate setting. An inspection is thoroughly recommended.



PROPERTY LOCATION

The property is located on the Orchard Trading Estate at Langley Road South in a very well and long-established industrial area approx. 2 miles north of Salford city centre and 3 miles northwest of Manchester city centre.

Langley Road South links with Cromwell Road which comes off the Broad Street roundabout where immediate access to the A580 East Lancs Road is afforded which in turn links with the Transpennine M60 Motorway.



PHOTOS



SUMMARY:

- 18 ft eaves height
- Roller shutter door access from front loading yard
- Secure gated location and external car parking
- 1 mile from the Broad Street roundabout
- Floor Area - 2,690 sq. ft (250 sq. m)
- Mezzanine storage of 726 sq. ft (67 sq. m)

SERVICES

We understand that all mains' services are available including a 3-phase electricity supply.

Lighting is provided by strip fluorescent tubes and there is emergency shut down lighting installed.

ENERGY PERFORMANCE

Certificate available on request.

RATES

Rateable Value £11,250.

TERMS

The property is available under a new lease for a period to be agreed, with further terms on application.

Rent £15,000/annum, exclusive.

VIEWING

Mark Warburton Chartered Surveyors

T: 0776 997 0244.

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FLOOR AREA

The property extends to a gross internal floor area of 2,690 sq. ft to the ground floor.

The mezzanine provides an additional 726 sq. ft of floorspace.

Ground Floor	2,690 sq. ft	250 sq. m
Mezzanine	726 sq. ft	67 sq. m

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