



markwarburton

CHARTERED SURVEYORS

TO LET

SUBSTANTIAL SINGLE STOREY WAREHOUSE BUILDING
WITH TWO STOREY OFFICES, LOADING AREAS AND SITE
CAR PARKING

23, 690 SQ. FT / 2,200.8 SQ. M



1 EDWARD STREET, SALFORD, MANCHESTER
M7 1SN

PROPERTY LOCATION

Located in a long and well established industrial and commercial area on the fringe of Manchester city centre. It occupies a prominent island site at the junction of Edward Street and Girton Street.

Edward Street runs off Rugby Street which links to Broughton Lane close to the intersection with the A56 Bury New Road and the property is approx. ½ mile distance from Manchester city centre.





- Excellent clear and high eaves floorspace
- Good off street loading and car parking
- Fringe of Manchester city centre
- Close to A56 and convenient for regional road network

A substantial single storey warehouse building with two storey offices and showroom areas to the Edward Street Elevation.



The construction is of steel portal frame, solid concrete floor and pitched and lined roof formation incorporating translucent panels. The property is arranged into three interconnected warehouse areas each served via electrically operated roller shutter doors (4.9m high by 3.6m wide) and having eaves heights of approx. 5.4m.

The offices and showroom areas are arranged into a number of larger general and cellular rooms of good specification.

Externally the property has a very generous site ratio with loading facilities to the front, rear and rightside elevations.

An inspection is highly recommended.





SERVICES

We understand that all mains services are available to the property

Further details on application

RATES

Rateable Value of £76,000.

LEASE TERMS

Available under a new lease for a period to be agreed and on a full repairing and insurance basis.

Rent £175,000/annum.

Further details on application.

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any potential tenant.

FLOOR AREA

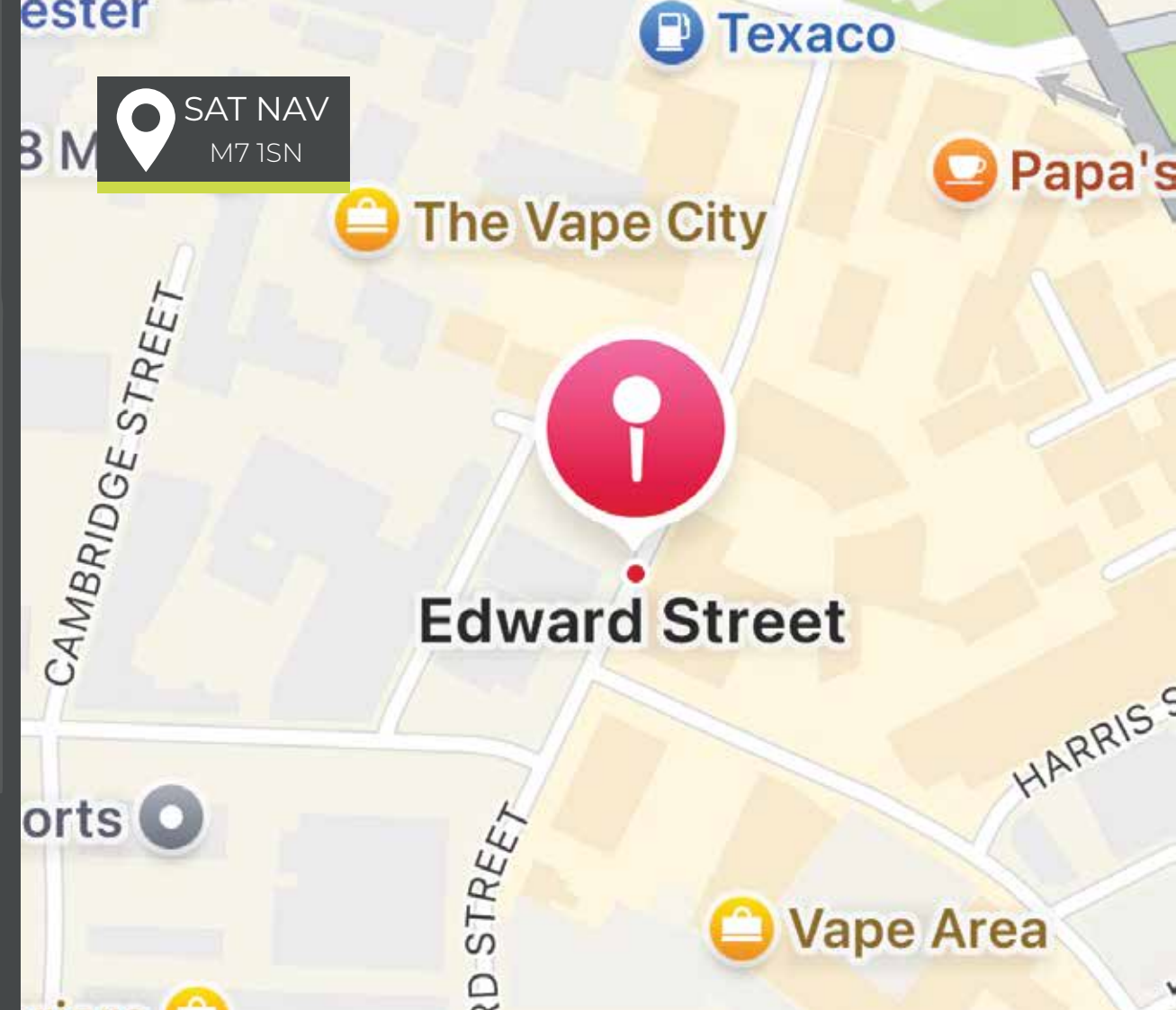
The property extends to a gross internal floor area of 23,690 sq. ft made up as follows:

Warehouse areas	17, 816 sq. ft	1,655 sq. m
Mezzanine area	1, 307 sq. ft	121 sq. m
Offices/ Showrooms etc	4, 567 sq. ft	424 sq. m
TOTAL	23, 690 sq. ft	2, 200sq. m

VIEWING:

By prior appointment with the Sole Agents
Mark Warburton Chartered Surveyors

mark@mwproperty.co.uk
07769 970 244



Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.