



markwarburton

CHARTERED SURVEYORS

TO LET

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

23, 740 SQ. FT / 2,205 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 £150,000/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

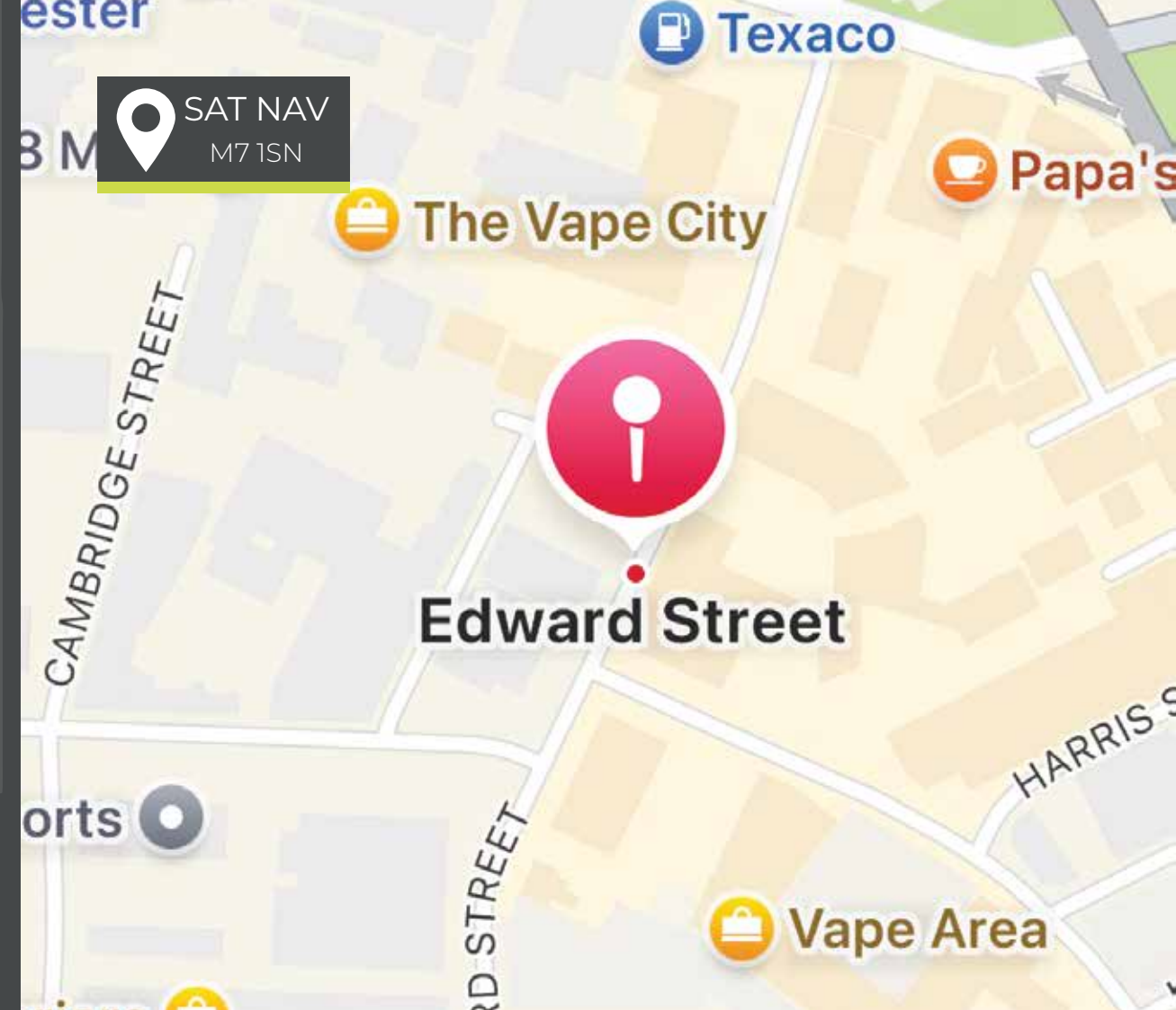
The property extends to a gross internal floor area of 23,740 sq. ft made up as follows:

Ground Floor	20, 808 sq. ft	1,933 sq. m
First Floor Offices	1, 840 sq. ft	171 sq. m
Mezzanine Areas	1,092 sq. ft	101 sq. m
TOTAL	23, 740 sq. ft	2, 205 sq. m

VIEWING:

By prior appointment with the Sole Agents
Mark Warburton Chartered Surveyors

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07769 970 244



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