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CHARTERED SURVEYORS

ID 100-162

TO LET
SINGLE STOREY
INDUSTRIAL/WAREHOUSE
1,956 SQ. FT / 182 SQ. M
Plus mezzanine office of 152 sq ft (14 sq m)
UNIT 3 ORCHARD TRADING ESTATE
LANGLEY ROAD SOUTH, SALFORD, M6 6SD

PROPERTY LOCATION

Orchard Trading Estate at Langley Road South 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.





- 14ft 6ins min eaves height
- Roller shutter door access from front loading yard
- Secure gated location and external car parking
- 1 mile from the Broad Street roundabout



Middle terrace single storey warehouse/industrial unit of brick construction a pitched and insulated roof incorporating 10% translucent roof panels and a solid concrete floor throughout. The average eaves height is 16ft 10ins.

Open plan workspace with two wc areas at the rear, ground floor office/store and canteen and mezzanine office.

Access at the front via manually operated aluminium roller shutter door (approx. 14ft 3ins high by 12ft 3ins wide). Large external loading yard/car park.





SERVICES

All mains services including 3 phase electricity supply.

Lighting by strip fluorescent tubes.

RATES

Details available on application.

TERMS

New lease for a period to be agreed, at a rent of £12,500/annum exclusive.

ENERGY PERFORMANCE

Available on request.

ANTI MONEY LAUNDERING

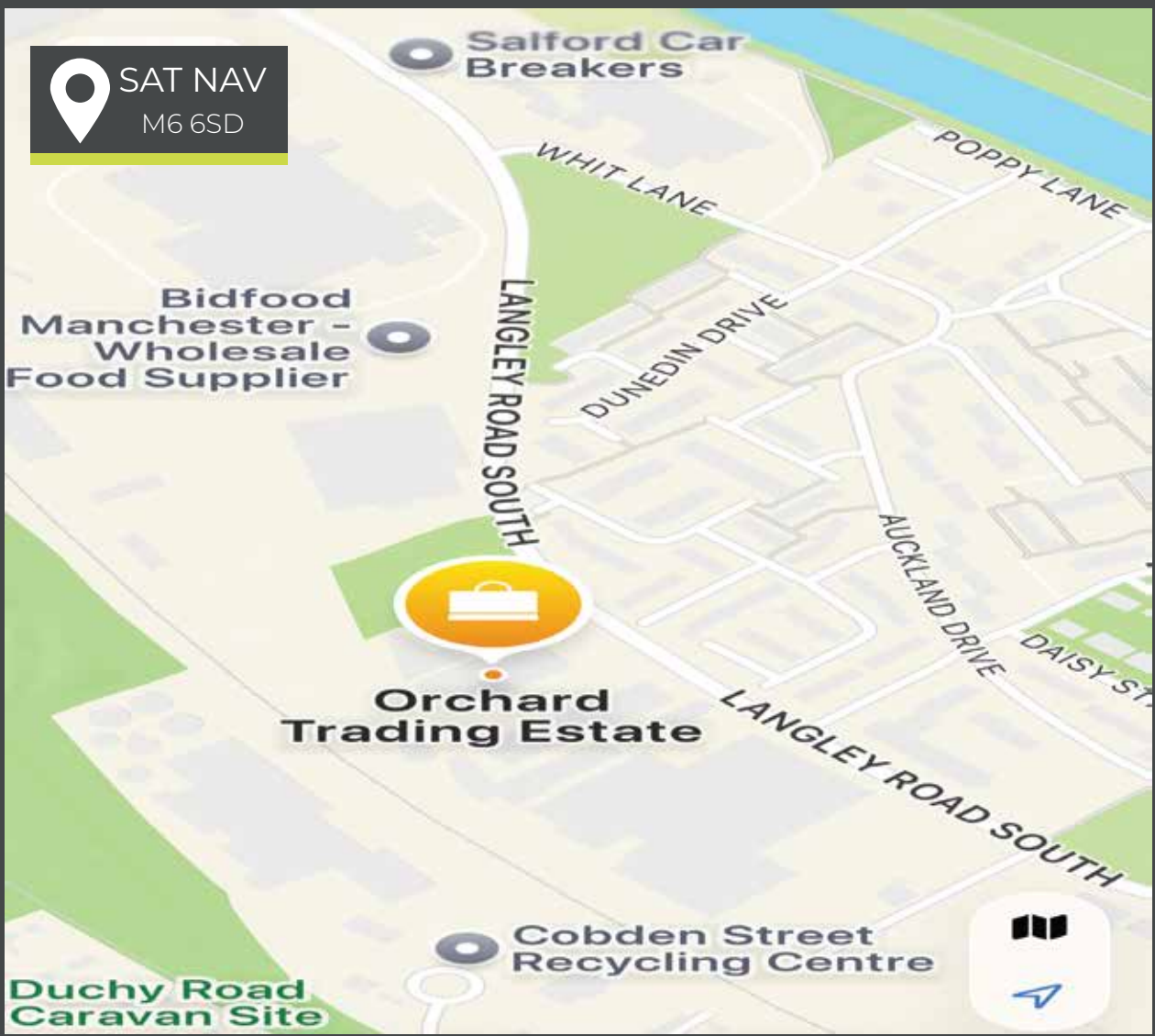
Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

FLOOR AREA

The property extends to a gross internal floor area of 1,956 sq ft to the ground floor with a small mezzanine.

VIEWING:
By prior appointment

Mark Warburton
Chartered Surveyors
T: 07769 970244
E: mark@mwproperty.co.uk



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