



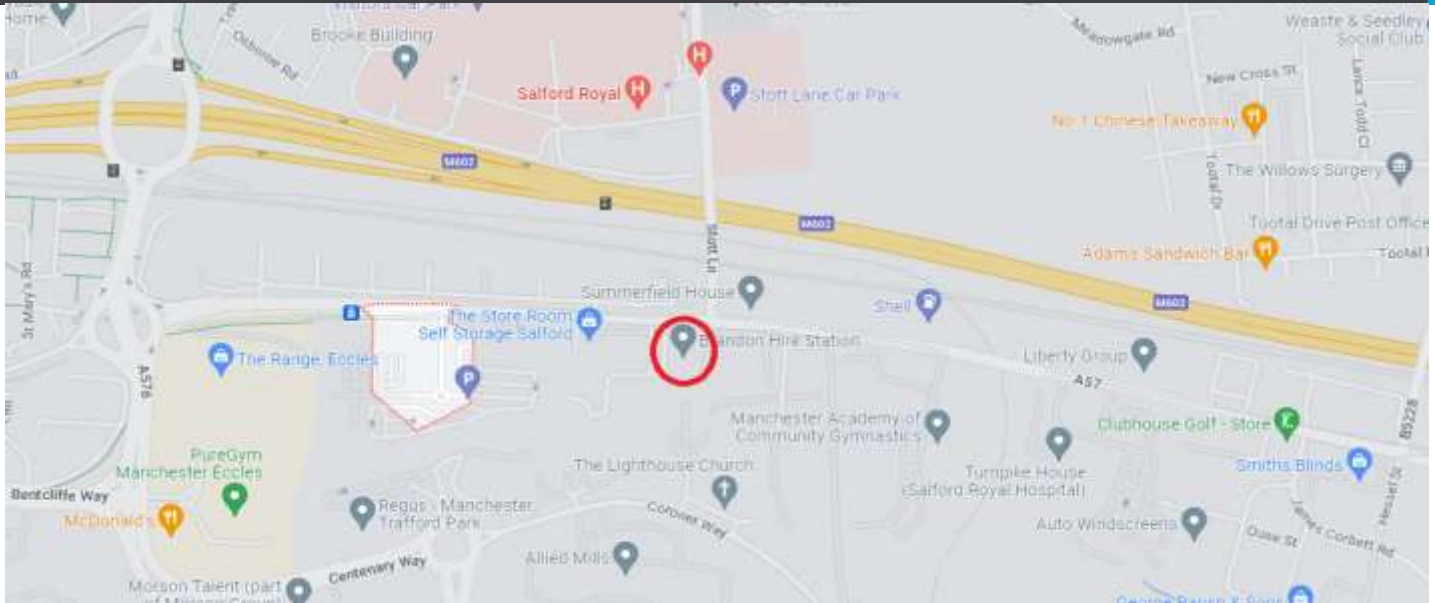
Unit 2, 659 Eccles New Road, Salford, M50 1AZ

11,646 approx.

Industrial / Trade Counter Unit

- Prominent unit
- 1 level loading door
- WCs and office accommodation
- **RENT ON APPLICATION**

Unit 2, 659 Eccles New Road, Salford, M50 1AZ



Location

The premises benefit from excellent prominence/visibility fronting Eccles New Road and adjoin a mix of trade and retail businesses.

The property is 0.6 miles east of Junction 2, M602 and 1.5 miles west of Junction 3, M602. The nearest tram station is Ladywell which is within walking distance of the site.

Description

The property comprises a modern single storey open plan industrial/trade counter of steel portal frame construction with brickwork elevation. It benefits from a concrete floor throughout, one drive-in level loading door with access to a generous yard/parking area with main road frontage.

A substantial steel framed Mezzanine floor is currently installed in the industrial/warehouse area, which provides useful first floor storage or could assist with providing additional offices, laboratory, stores or workshop space. The landlord is prepared to remove this if required.

A range of single storey offices are installed together with kitchen and WC's.

Rental

The property is available on a leasehold basis.

The rent is available on application.

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

Gary Chapman gary@bcrealestate.co.uk

Simon Hampson simon.hampson@avisonyoung.com