



James Corbett Road / Salford / M50 1DE

# **TO LET INDUSTRIAL / WAREHOUSE UNITS**

1,902 - 20,968 SQ FT

LOCATED OFF ECCLES NEW ROAD













EXCELLENT ACCESS TO THE LOCAL MOTORWAY NETWORK





CLOSE TO JUNCTIONS 2 & 3 OF THE M602





## **LOCATION**

The property is conveniently located off James Corbett Way which is accessed from Eccles New Road which benefits from the Weast Metrolink station directly opposite the main estate entrance offering excellent transport connections for all.

SALFORD M50 1DE

The property is situated less than 1 mile from Media City and benefits from being only 1 mile from Junction 1 of the M602 offering excellent access Manchester City Centre (2 miles) to the east and west to the M60 Orbital and the regions motorway conurbations.

Westlink Business Park is easily accessible to and from Trafford Park now that new link road "Pacific Way" has been completed and opened.







# **DESCRIPTION**

The units provide single storey industrial / warehouse accommodation of steel portal frame construction, with profile steel cladding above to the eaves. The roof is constructed of similar metal cladding, incorporating approximately 10% roof lights.

Externally, the units benefit from shared loading and provide car parking spaces to the front elevation and additional have shared use of communal parking.

# **SPECIFICATION**

The property offers a range of refurbished warehouse accommodation of various sizes benefitting from the following:

- Integral office accommodation
- Roller shutter door access loading doors
- 3 phase electricity
- Circa 5 metre eaves
- Solid concrete warehouse floors
- Ample car parking / circulations yards
- Secure yard areas













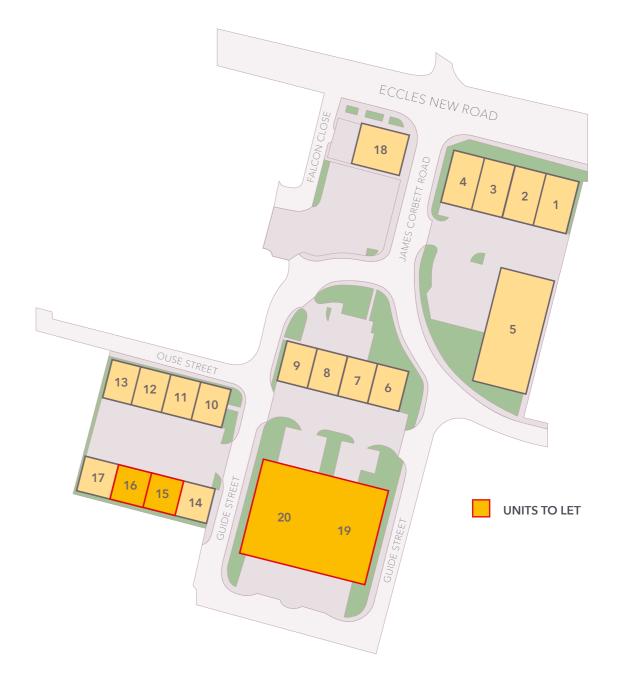




# **CURRENT AVAILABILITY**

The units have been measured in accordance with the RICS Code of Measuring Practice and provides the following areas:-

UNIT	SQ FT	SQ M
1	ORS Ltd	
2	Occupied	
3	Cardea Dorr Systems Ltd	
4	Cardea Dorr Systems Ltd	
5	Rico Logistics Ltd	
6	Story Decorating Group Ltd	
7	ACI Integrated Solutions Ltd	
8	Arje Vinyls	
9	Ego Restaurants Ltd	
10	Hire Sales & Testing Solutions Ltd	
11	VOSS Training	
12	Yorkstead Ltd	
13	Art Images Ltd	
14	Tal Media Ltd	
15	1,902	176.7
16	1,902	176.7
17	Auto Windscreens	
18	Clubhouse Golf	
19 & 20	20,968	1,947.9

















### **TERMS**

The properties are available on a leasehold basis only for a term of years to be agreed.

## **RENT**

The rent is available on application.

### **RATING**

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

## **EPC**

EPC certificates are available upon request.

## **LEGAL COSTS**

Each party will pay their own legal costs

## **VAT**

VAT will be payable at the prevailing rate.



# **VIEWING**

Viewing strictly by appointment with sole retained agents Savills & BC Real Estate.

#### Jonathan Williams

- F ionathan williams@savills.com
- **T** 07870 183405

#### Alex Palfreyman

- E apalfreyman@savills.com
- **T** 07870 999773



#### **Gary Chapman**

- **E** gary@bcrealestate.co.uk
- **T** 07887 578506

#### John Barton

- **E** john@bcrealestate.co.uk
- **T** 07501 773672



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. July 2020. RB&Co 0161 833 0555.

SALFORD M50 1DE