



## Units 5-7, Agecroft Trading Estate

Unit 5-7, Agecroft Trading Estate, Salford, M6 6JD

### 3 New Build Single Storey Units - Fully Available

**5,296 to 10,690 sq ft**  
(492.01 to 993.13 sq m)

- High Quality Well Specified New Build Units
- Level Access Loading via Secure Electric Shutter
- 6 Metre Eaves
- 2 Storey Offices with Full Glass Glazing Elevations
- LED Lighting throughout
- Secure Site with a Shared Concrete Yard and CCTV
- Dedicated Car Parking Spaces

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## Summary

<b>Available Size</b>	5,296 to 10,690 sq ft
<b>Rent</b>	Rent on Application
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Description

The units comprise 3 brand new terrace industrial units that can be let individually or as a combination of units. The units are of steel portal frame construction, with brick and steel cladding elevations under a pitched roof which incorporate 10% roof lights. Each unit benefits from 6m eaves height and access via an electrically operated level access loading door (W4.06m x H5.25m). There are two storey offices which incorporate lighting via LED lighting, gas central heating, carpeted, WC's and a tea point.

Externally there is a secured shared yard area which is fully lit and each unit will have dedicated car parking spaces. The estate is secured by electrified palisade fencing/gates around the perimeter and full CCTV coverage of estate, with out of hours monitoring and responsive patrols.

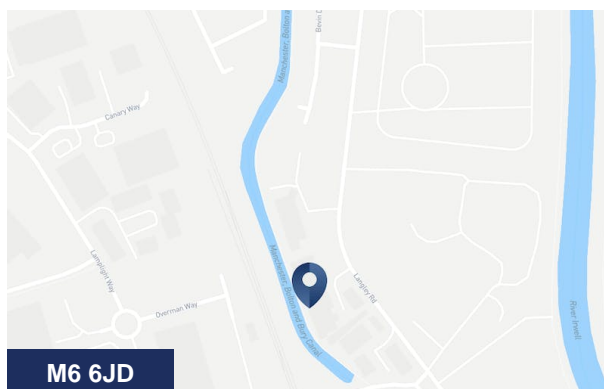
## Location

The units are located on Agecroft Trading Estate, Salford. They are accessed from Langley Road and is within three miles of Manchester City Centre and three miles from Trafford Park and Salford Quays. The property benefits from being within 1½ miles from Junction 3 of the M602 which gives direct access to both the M60 and Manchester City Centre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 5	5,394	501.12	Under Offer
Unit - 6	5,296	492.01	Under Offer
Unit - 7	6,255	581.11	Available
<b>Total</b>	<b>16,945</b>	<b>1,574.24</b>	



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## Viewing & Further Information

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