

# TO LET/MAY SELL

SINGLE STOREY INDUSTRIAL / WAREHOUSE UNIT  
**17,072 SQ FT (1,586.07 SQ M)**

PLUS EXTENSIVE TWO STOREY OFFICE BLOCK  
**6,755.1 SQ FT (627.57 SQ M)**

# 13

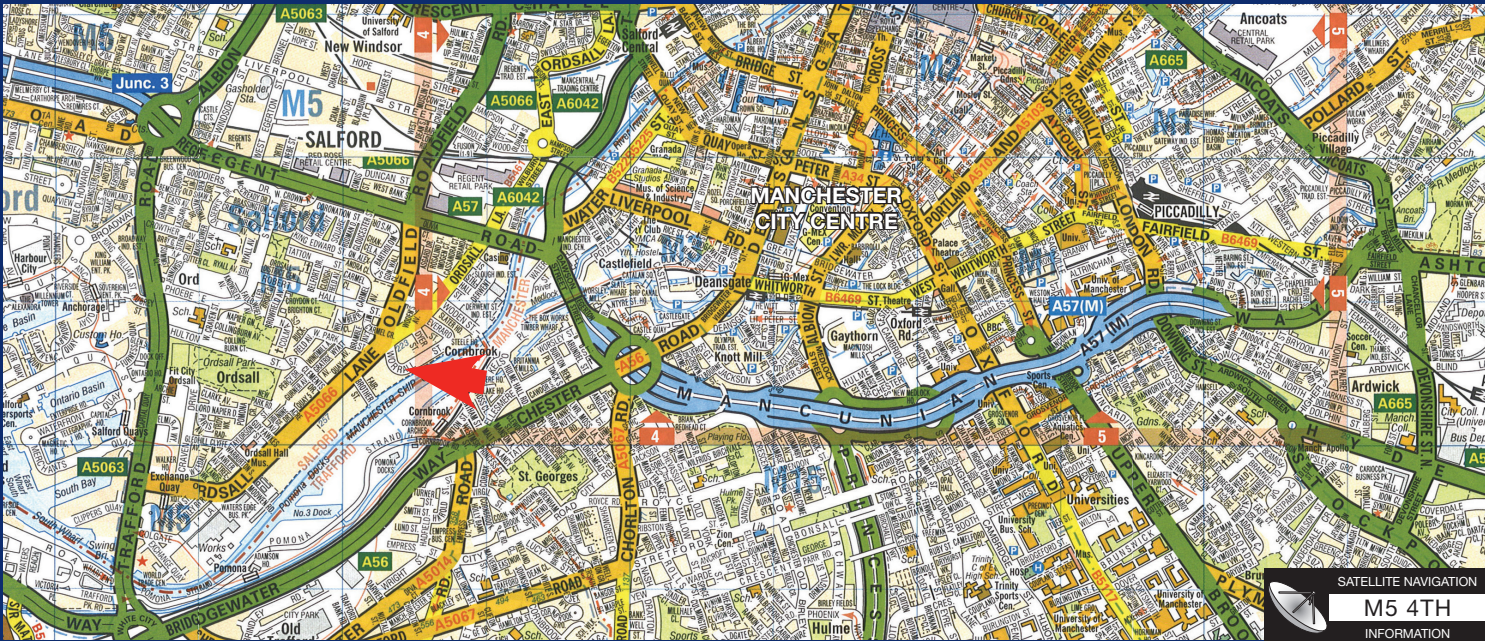
## WORRALL STREET

OFF ORDSALL LANE, SALFORD, M5 4TH



- Prominent main road location
- Excellent access to M60/M602
- Manchester City Centre approx 2 miles East





## Location

The property is situated on Worrall Street, directly off Ordsall Lane within 1 mile of the commencement of the M602 which provides excellent access to the M60 Orbital Motorway (M61 & M62). Manchester City Centre is approximately 2 miles to the East and Manchester Airport approximately 10 miles to the South West.

## Description

An interconnecting building comprising a large warehouse and two storey offices.

### Warehouse:

- Self contained site
- 4 loading doors and pedestrian access
- Extensive yard
- Eaves max 4.1 metres

### Offices:

- Two storey fitted offices
- Separate access and frontage to Ordsall Lane
- Connects into the warehouse unit
- Open plan and cellular accommodation
- Suspended ceilings, integral fluorescent lighting, carpeting and storage heating

## Accommodation

Warehouse	17,072.3 sq ft	1,586.07 sq m
Ground Floor Offices	3,360.39 sq ft	312.19 sq m
First Floor Offices	3,394.72 sq ft	315.38 sq m
<b>Total</b>	<b>23,827.4 sq ft</b>	<b>2,213.64 sq m</b>



## Terms

Available on a new lease, terms to be agreed. Consideration might be given to letting either the warehouse or the offices separately.

## Rating

Contact CorProp for further details

## VAT

All references to rent are exclusive of V.A.T. unless expressly stated otherwise.

Any offer received will be deemed to be exclusive of V.A.T. at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs in this transaction.

## Viewing & Further Information

Please contact CorProp.