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)

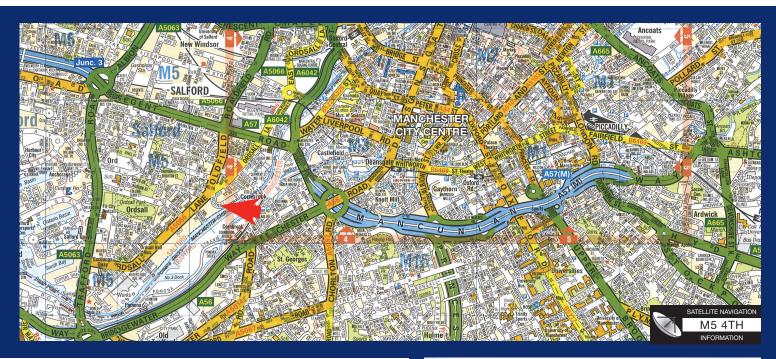
13 WORRALL STREET

OFF ORDSALL LANE, SALFORD, M5 4TH



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

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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

First Floor Offices	3,394.72 sq ft	315.38 sq m
Ground Floor Offices	3,360.39 sq ft	312.19 sq m
Warehouse	17,072.3 sq ft	1,586.07 sq m



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.



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