



1 Castle Works, Salford, M6 6GS

£9,716 Per Month

14154.00 sq ft



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Middleton Road, Manchester, M8 5DT

T: 0161 773 3978 | info@amcocommercial.co.uk

Details

Amco Commercial are pleased to offer this ground floor industrial unit/warehouse available to rent.

The unit is located on Bazaar Street in the industrial heart of Salford less than three miles from the centre of Manchester and only minutes from the M602, giving exceptional motorway access. Bazaar Street is a private gated road that is locked out of working hours.

The property is made up of two adjoining units which have an opening between them, offices in the mezzanine, and a large gated yard. The units benefit from three large loading bays from the street and yard

The entire mezzanine has recently undergone an extensive refurbishment. Contained within the mezzanine are a boardroom, five offices, a kitchenette, and an additional large, multi-person office. All areas of the mezzanine (1,512 sqft) now have new lighting, flooring, and HVAC systems.

The units measure a total of 12,642 sqft (excluding the mezzanine level) and benefit from high eaves. There is also a raised area at the back of one of the units that has been sectioned off to make a separate room (1,830 sqft).

The property measures a total of 14,154 sqft. Our client would consider splitting the property to accommodate more than one occupier.

EPC rating: C (52)

The unit is secure and dry, and benefits from its own water and three-phase electricity supplies.

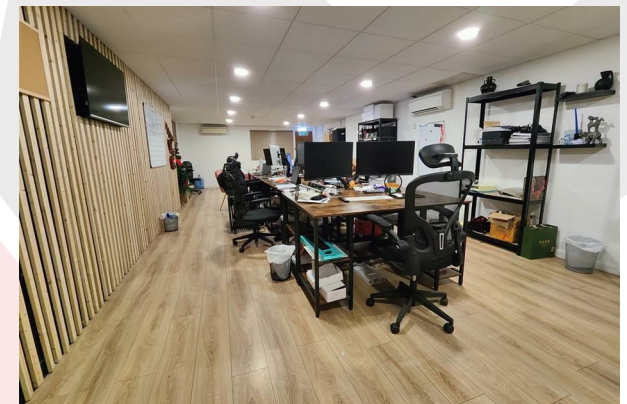
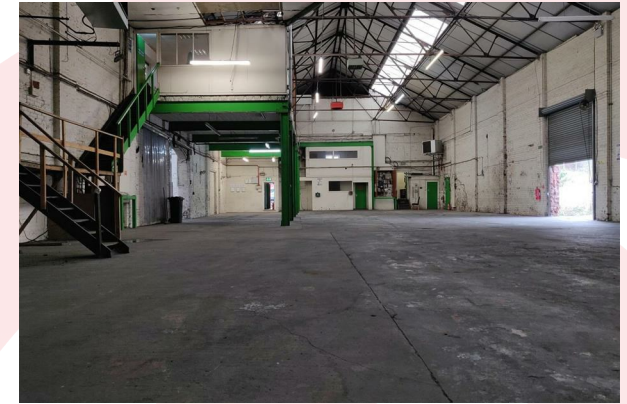
The unit would be suitable for workshop, storage, light industrial use or similar.

The unit is available immediately and tenants benefit from 24-hour access.

These particulars are only a guide. They are not exact or guaranteed. Property offered subject to contract.

Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.



Zoopa



rightmove

