



## Unit 3 Oakwood Industrial Estate, Mode Wheel Road, Eccles Road, Salford, M5 5DQ

Newly Refurbished Industrial Unit

- Car parking and yard area
- Excellent security
- Two storey offices
- Established industrial location

## Summary

Available Size	8,016 sq ft
VAT	Applicable. VAT will be charged where applicable at the prevailing rate.
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs.
EPC Rating	Upon enquiry

## Description

Industrial / warehouse unit of steel frame construction having a maximum eaves height of approximately 6.4 metres with low level brick / blockwork and insulation profile metal cladding, beneath an insulated profile metal clad roof.

Access to the unit is via a full height up and over loading door leading onto a generous sized car park / service yard area with the estate being fully fenced and secure.

High intensity lighting is provided together with mains services including 3 phase electricity and gas. Externally, two storey office / amenity areas provide a range of open plan / private offices together with WC's. A highly prominent single storey industrial / warehouse unit of steel frame construction having a maximum eaves height of approximately 6.4 metres with low level brick / blockwork and insulation profile metal cladding, beneath an insulated profile metal clad roof.

Access to the unit is via a full height up and over loading door leading onto a generous sized car park / service yard area with the estate being fully fenced and secure.

High intensity lighting is provided together with mains services including 3 phase electricity and gas. Externally, two storey office / amenity areas provide a range of open plan / private offices together with WC's.

## Location

The unit is situated within a small self-contained development fronting Eccles New Road (A57), approximately 1 miles from Salford Quays / Media City and 2 miles West of Manchester City Centre. Access to the National Motorway network is obtained via the commencement of the M602 motorway, located within one mile.

## Specification

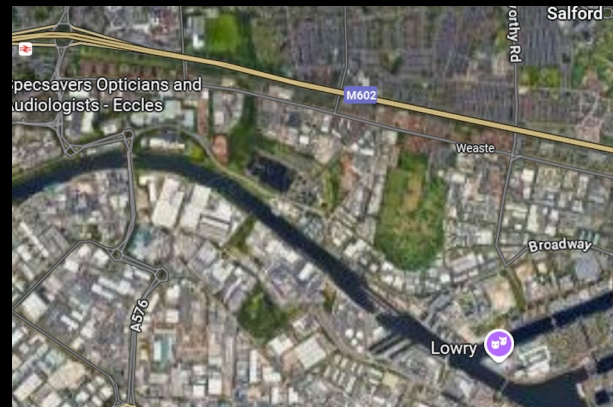
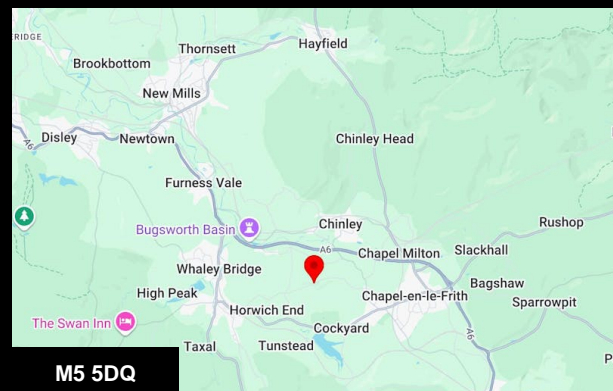
Yard and Parking  
2 Storey Offices and Amenity Space

## EPC

An EPC has been prepared and is available upon request.

## Local Authority

Salford



## Viewing & Further Information



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