



CENTENARY PARK

CORONET WAY, SALFORD M50 1RE
NEXT TO TRAFFORD PARK

UNIT 6 TO LET

MODERN
DETACHED INDUSTRIAL/
WAREHOUSE UNIT

22,029 SQ FT
(2,046.5 SQ M)



TO BE
REFURBISHED



EXCELLENT ACCESS TO THE
LOCAL MOTORWAY NETWORK



SECURE FENCED SERVICE YARD



2 LEVEL ACCESS
LOADING DOORS



7M MINIMUM CLEAR HEIGHT
IN WAREHOUSE

C CENTENARY PARK
CORONET WAY, SALFORD M50 1RE

2

M602

CORONET WAY

A57 ECCLES NEW ROAD

PACIFIC WAY

TRAFFORD PARK

BROADWAY

MediaCityUK

SALFORD QUAYS

LOWRY

IMPERIAL WAR MUSEUM

MCR

9 MINUTES FROM
MANCHESTER CITY
CENTRE



6 MINUTES
FROM
J9 & 10 OF THE M60



2 MINUTES FROM
JUNCTION 2
OF THE M602



PROMINENT
LOCATION

CENTENARY PARK

CORONET WAY, SALFORD M50 1RE

- Unit 6 forms part of Centenary Park, a 6 unit modern industrial estate which occupies a prominent position fronting Coronet Way, Salford.
- The estate is strategically located 3 miles west of Manchester City Centre, within a mile of Media City and immediately adjacent to the Centenary Bridge at the Northern Gateway to Trafford Park connecting Salford and Trafford Park.
- Junction 2 of the M602 is located approximately 0.25 miles from the property and provides excellent connectivity to the M60, M62, M61 and M6 motorways.
- Trafford Park represents one of the largest concentrations of industrial and warehousing space in the UK, home to more than 1,400 businesses and covering approximately 1,200 acres. Key occupiers include Kellogg's, Amazon, L'Oreal and Adidas.
- Media City is home to the BBC, ITV and The University of Salford.



L'ORÉAL XPOLogistics MediaCityUK





THE PREMISES COMPRISE A MODERN DETACHED, HIGH SPECIFICATION INDUSTRIAL/WAREHOUSE UNIT WITH A FENCED & GATED YARD

UNIT 6 TO LET

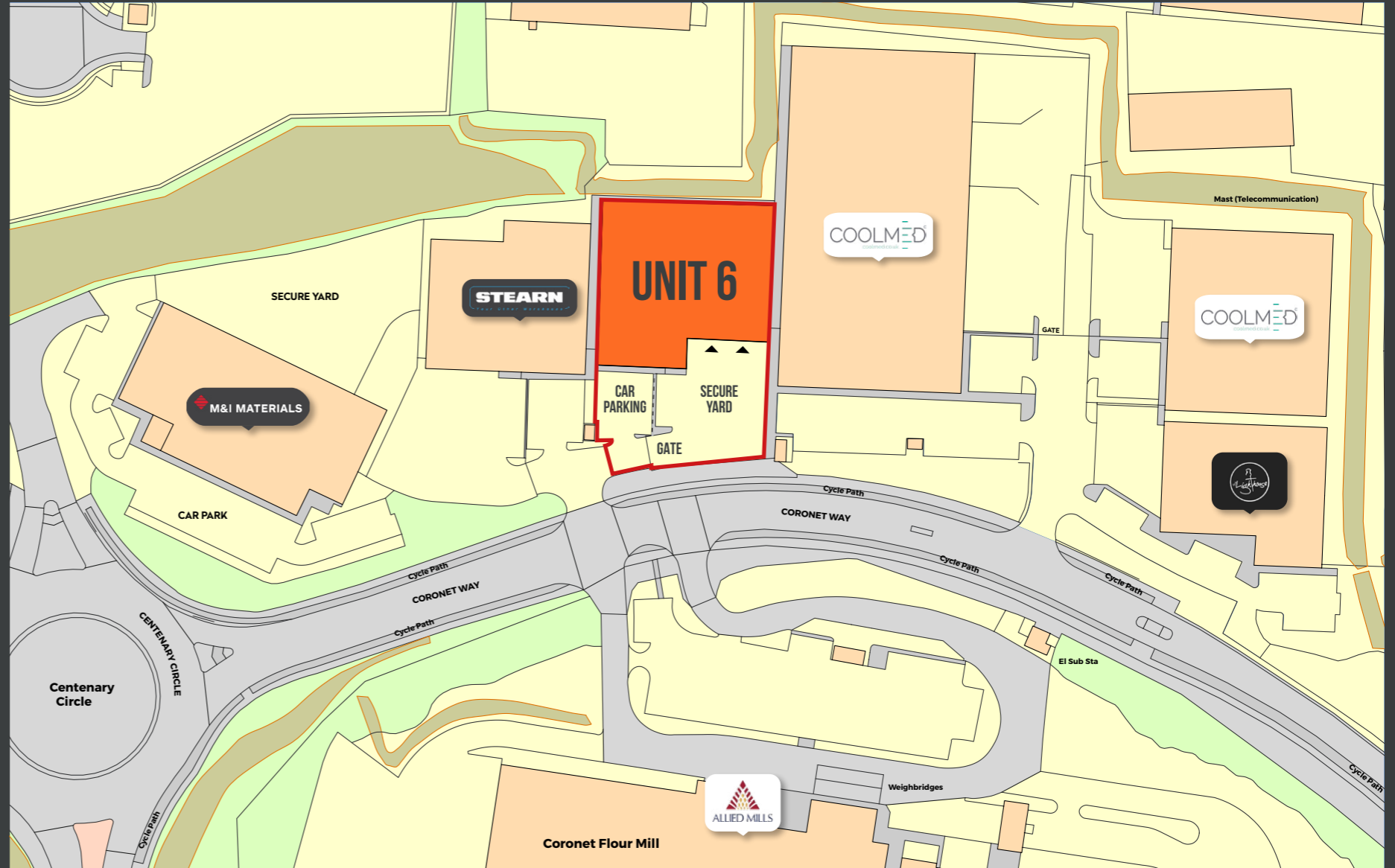
MODERN DETACHED INDUSTRIAL/WAREHOUSE UNIT

22,029 SQ FT
(2,046.5 SQ M)

ACCOMMODATION

The premises have been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition and provides the following approximate floor areas:

	SQ FT	SQ M
Warehouse	18,031	1,675.1
Ground & First Floor offices	3,998	371.4
Total	22,029	2,046.5



8.84M TO APEX



SECURE FENCED SERVICE YARD EXTENDING TO APPROXIMATELY 0.2 ACRES



7M TO UNDERSIDE OF HAUNCH



2 LEVEL ACCESS LOADING DOORS



STEEL PORTAL FRAME CONSTRUCTION



GROUND & FIRST FLOOR OFFICES



PROFILE METAL CLAD ELEVATIONS



14 CAR PARKING SPACES

TERMS

The unit is available by way of a new full repairing and insuring lease direct from the landlord.

BUSINESS RATES

Please make your own enquiries
www.salford.gov.uk/business/business-rates

RENT

On application.

FURTHER INFORMATION/VIEWINGS

Please contact the letting agents;



0161 828 6440

jll.co.uk/property

Richard Johnson

M: 07980 837 328

E: richard.johnson@jll.com

VAT

All prices are exclusive of, but may be liable to VAT.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Currently C rating to 2031.



C | **CENTENARY PARK**
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