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CHARTERED SURVEYORS

TO LET

Property ID: 100-071



SUBSTANTIAL SINGLE STOREY INDUSTRIAL/WAREHOUSE BUILDING WITH TWO STOREY OFFICES, LARGE YARD AREA AND PRIVATE ON-SITE CAR PARKING.

26,022 sq ft (2,417 sq m) - on a site of 1.6 acres, or thereabouts

UNIT 1A, ASTOR ROAD, SALFORD, GTR MANCHESTER, M50 1BB

PROPERTY DESCRIPTION

Unit A1 is a substantial single storey industrial/warehouse building with two storey offices and with a very good sized secured and gated yard area and on-site staff carparking.

The property is of steel portal frame construction with full height brick elevation walls, a solid concrete floor throughout and a pitched and lined roof incorporating translucent natural light panels. The warehouse/industrial, areas have an eaves height of approx.15ft 6ins and are accessed at the front elevation through large steel roller shutter doors (6ft high by 13ft wide) leading from a substantial and secure fenced and gated yard area which has access off both Eccles New Road and Astor Road.



To the right-side elevation of the property is a two-storey office element which provides a good standard of fit out accommodating general and cellular office areas, together with meeting rooms, staffroom and welfare facilities and Wc areas.

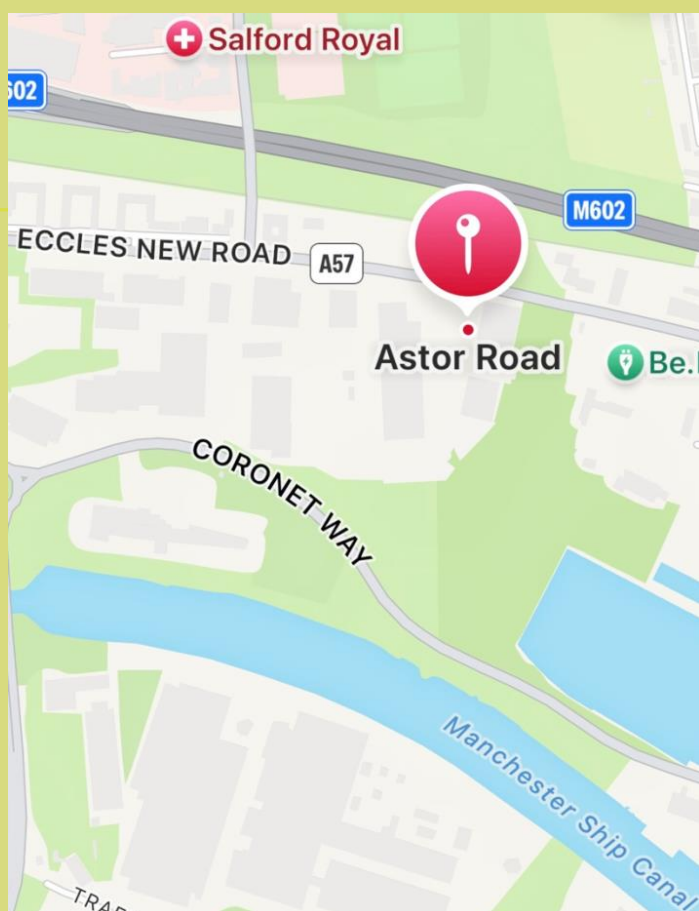
The property sits on substantial site area extending to 1.6 acres, or thereabouts which provides for articulated vehicle loading access and external storage areas and dedicated staff car parking for up to 30 motor vehicles.

An inspection of the property is highly recommended to fully appreciate the opportunity available.

PROPERTY LOCATION

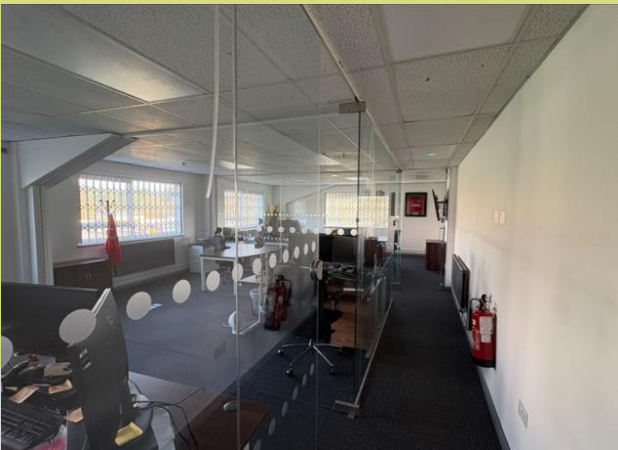
Unit 1A is located in an established industrial and commercial area at the junction of Astor Road and Eccles New Road (A57) in the Salford district of Manchester close to Trafford Park and Eccles.

Please refer to below Location Map showing the location position.



PROPERTY PHOTOS







SERVICES

We understand that all mains' services are available to the property including a substantial 3 phase electricity supply.

The property has gas fired hot air blower heaters in the warehouse/industrial elements and strip florescent lighting and a gas fired central heating system in the office areas with LED lighting.

The whole building is sprinklered and has an intruder alarm installation.

Further service details on application.

RATES

Available on request.

LEASE & RENT

The property is available under the terms of a new lease for a period to be agreed and with the lease drawn on a full repairing and insuring basis.

Rent £175,000/annum.

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant.

VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors

T: 0776 997 0244. E: mark@mwproperty.co.uk



FLOOR AREAS

The property extends to a gross internal floor area of 26,022 sq. ft as follows:

AREA	SQ. FT	SQ. M
Warehousing	21,917	2,036
Offices etc	4,105	381
Total	26,022	2,417

SITE AREA

On a site of 1.6 acres, or thereabouts.

SUMMARY:

Significant open plan, clear and good eaves warehouse

Good quality two storey offices with comfort facilities and staff car parking

Very large yard area with access off both Astor Road and Eccles New Road

Close to Trafford Park and less than 1 mile to the M602 at Gilda Brook Road



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