

Mileway

Westlink Business Park Salford

Available to Let

Warehouse

2,498 - 5,355 sq ft (232.1 - 497.5 sq m)

CCTV



Ample parking



Communal yard



2 miles from Manchester City Centre



Roller shutter doors

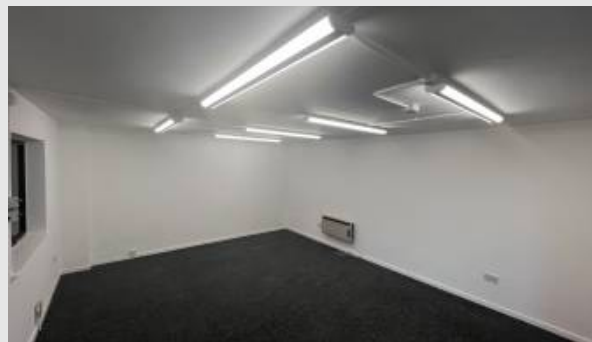


5 m eaves height



Westlink Business Park

James Corbett Road Salford M50 1DE



Description

This single-storey unit offers warehouse space with office accommodation. The warehouse has a 5m eaves height and roller shutter access, and there is a shared yard and ample parking outside. The building is of steel portal frame construction with profile steel cladding above. The roof is metal clad with approximately 10% roof lights.

Location

The property is conveniently located off James Corbett Way which is accessed from Eccles New Road which benefits from the West Metrolink station directly opposite the main estate entrance offering excellent transport connections for all. The property is situated less than 1 mile from Media City and benefits from being only 1 mile from Junction 1 of the M602 offering excellent access Manchester City Centre (2 miles) to the east and west to the M60 Orbital and the regions motorway conurbations. Westlink Business Park is easily accessible to and from Trafford Park now that new link road "Pacific Way" has been completed and opened.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

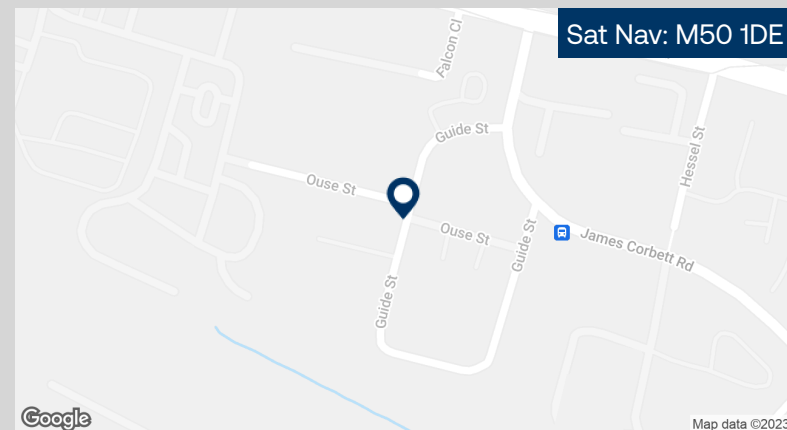
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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
U8	Warehouse	2,498	232.1	Immediately
U3_4	Warehouse	5,355	497.5	Immediately
Total		7,853	729.6	

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