

Weaste Trading Estate, Liverpool Street, Salford, M5 5HD

B8

0161 375 6000
www.b8re.com

TO LET

NEW TRADE COUNTER / WAREHOUSE UNIT



14,715 sq ft (1,367.1 sq m)

LOCATION

The property is located on Weaste Trading Estate, fronting Liverpool Street, Salford. Situated in close proximity to Manchester City Centre, the location benefits from excellent connectivity, including access to the Greater Manchester bus network.

The site is just 1.7 miles from the M602 motorway, providing swift access to the wider regional motorway network.

DESCRIPTION

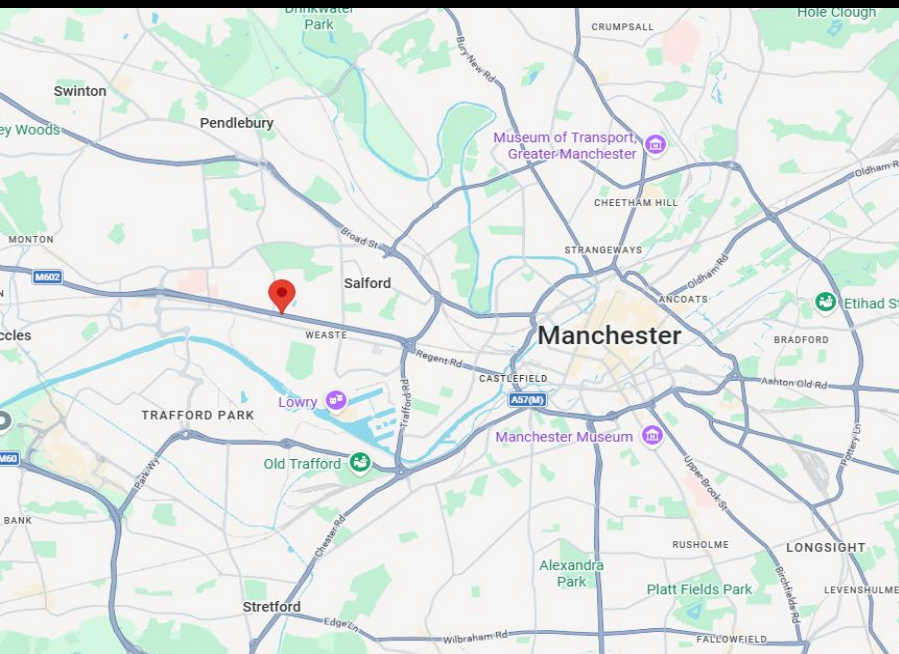
This property has just been built on Weaste Trading Estate, and is ready for immediate occupation.

The property is unique to the market, with it being fitted out with a specific modern trade counter area. The unit offers a generous yard space for ample customer parking and loading, making it ideal for a trade counter use.

- Up to 6.5m eaves height
- 1 electronic level access loading door
- 24-hour access
- Secure gated yard
- Car parking
- Immediate access to the M602 motorway
- Trade counter / office can be fitted out







TERMS

Available on a new Full Repairing and Insuring lease. Terms to be agreed. Price on application.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

EPC

Available upon request.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

Anthony Mellor

Anthony@b8re.com

0161 375 6000

Sam Paddon

sam@b8re.com

07376 591823



PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate, for themselves and the property's Vendors or Lessors, state that these particulars do not form part of any offer or contract. All information is believed to be correct at the time of publication but may change and should not be relied upon as statements of fact. Prospective purchasers or tenants must verify all details, including dimensions, condition, permissions, and VAT, independently. Plant, machinery, services, and fittings listed have not been tested and carry no warranty. Neither the Vendors, Lessors, nor B8 Real Estate or their employees have authority to make any representation or warranty regarding the property.