

TO LET

END-TERRACE SINGLE STOREY WAREHOUSE

- Prominent frontage to Eccles New Road
- Close proximity to Metrolink Tram Stop
- 0.6 miles to Junction 2 M602 Motorway
- Less than 1 mile to Trafford Park
- 3 miles from Manchester City Centre

BRANDON
HIRE
STATION

BC REAL
ESTATE

0161 636 9202
bcrealestate.co.uk

dh DAVIES
HARRISON
REAL ESTATE

0161 236 9999
www.daviesharrison.com

M602

ECCLES NEW ROAD (A57)

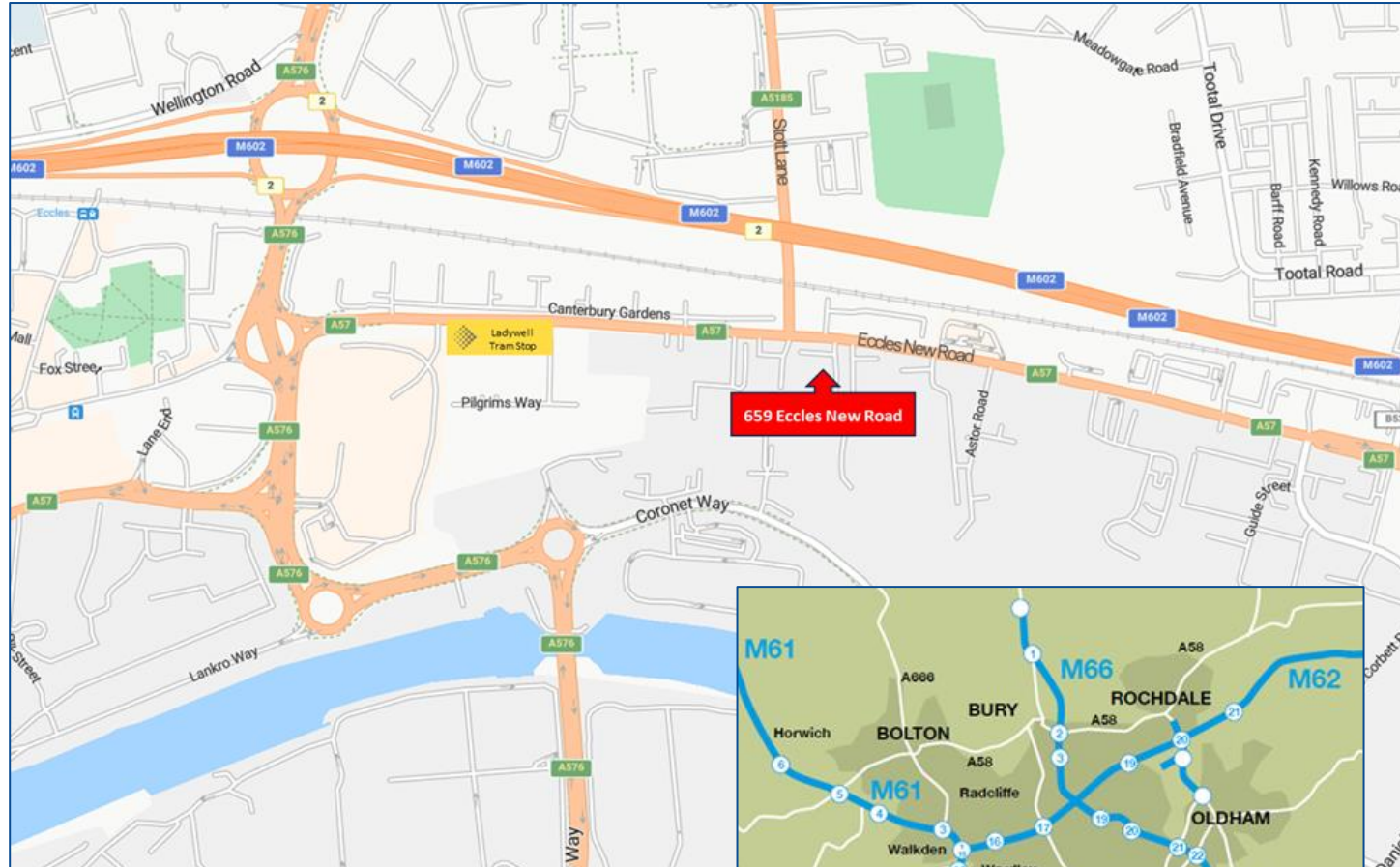
Cromwell

CITY
EXCAVATIONS

UNIT 3, 659 ECCLES NEW ROAD, SALFORD, MANCHESTER, M50 1AY
11,790 SQ FT (1,095.33 SQ M)

LOCATION

- **Prominently positioned on Eccles New Road (A57)**, close to its junction with Stott Lane
- **Strategically located on the edge of Eccles and Salford**, with excellent access to Salford Quays, MediaCityUK and Trafford Park
- **Only 0.6 miles from Junction 2 of M602**, providing fast connections to the regional motorway network
- **Manchester City Centre lies just 3 miles to the east**, offering quick and convenient access
- **Excellent public transport links**, with a bus stop just 225m to the east, and the Ladywell Metrolink Tram Stop only 500m away
- **Strong nearby amenities** at West One Retail Park including PureGym, Lidl, The Range, The Food Warehouse, Subway and McDonalds



what3words

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AERIAL



Turnpike House
Bus Stop
225m



Ladywell
Metrolink Stop
500m



West One
Retail Park
0.6 mile



M602 Motorway
Junction 2
0.6 mile



M602 Motorway
Junction 3
1.5 miles



M60 Motorway
Junction 12
2.5 miles



Manchester
City Centre
3 miles



Manchester
International Airport
11.5 miles

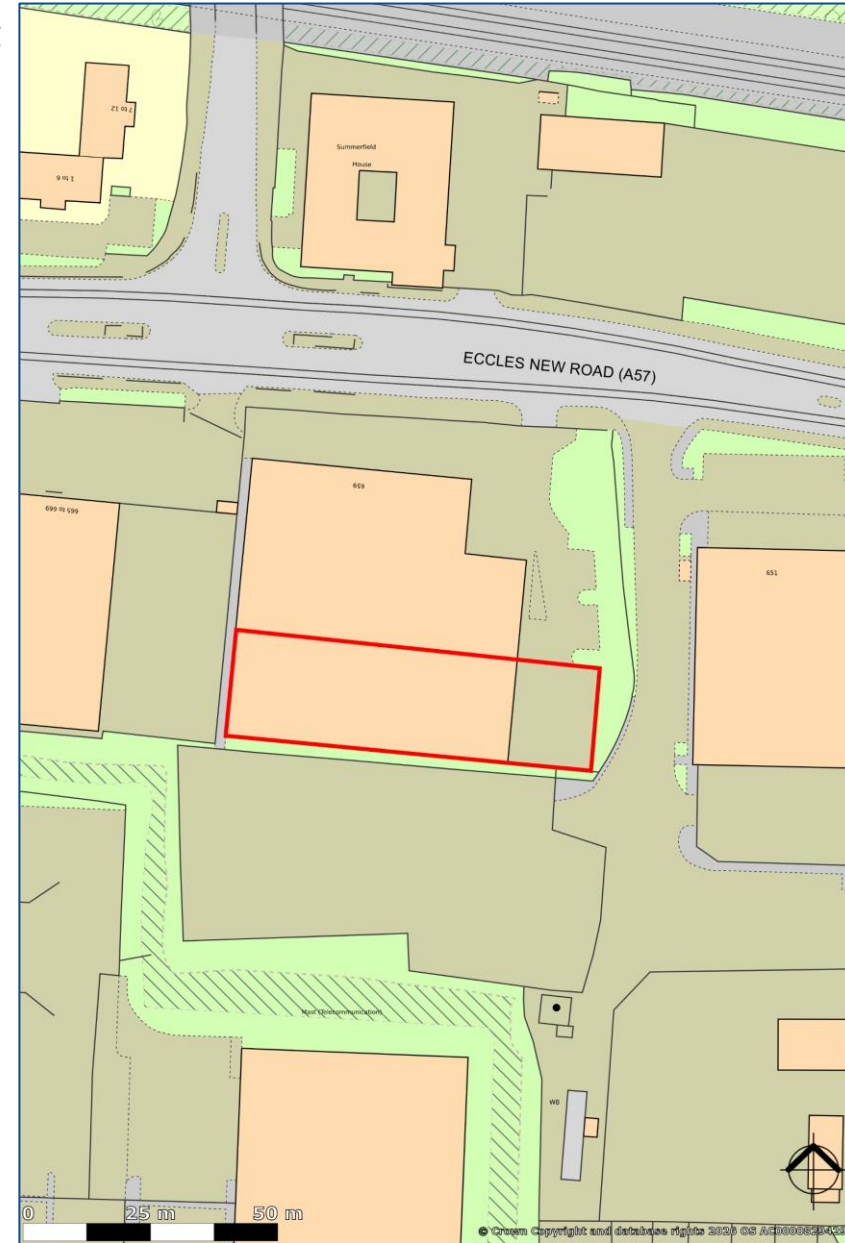
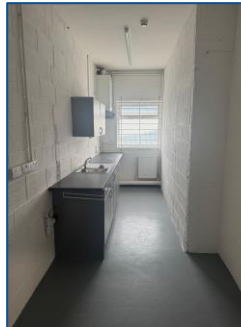
DESCRIPTION / ACCOMMODATION

The property comprises an end-terrace single storey warehouse offering the following specification:

- Level access loading
- Recently refurbished integral offices
- Recently refurbished kitchen
- WC facilities
- LED lighting in the warehouse
- Dedicated yard area
- Site secured via metal sliding gate

The property comprises the following Gross Internal Area:

	Sq ft	Sq m
Warehouse	10,892	1,011.89
Offices and WC	898	83.44
Total	11,790	1,095.33
Site Area	0.37 acres	0.149 ha



GALLERY



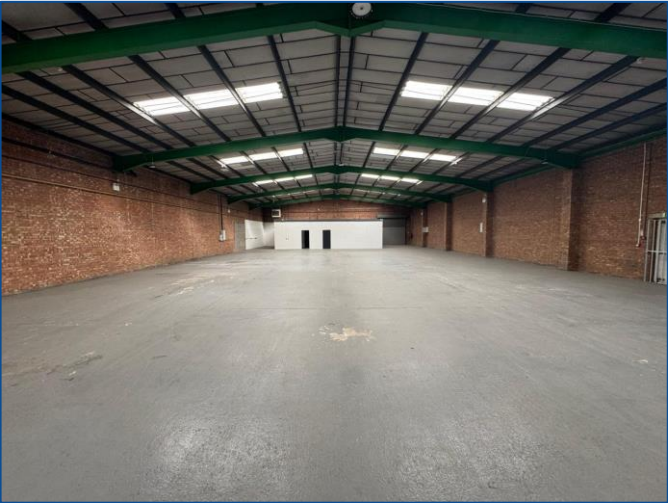
Front elevation



Yard and loading area



Prominent frontage to Eccles New Road



Open plan warehouse



Open plan warehouse



Office accommodation

FURTHER INFORMATION

Services

All mains services are available to the property.

Energy Performance Certificate

The property has an Energy Performance Rating of 'C' (63).

A copy of the Energy Performance Certificate is available on request.

Rateable Value

The property is listed in the 2026 Rating List as "Warehouse and Premises" with a Rateable Value of £63,000.

We advise interested parties to make their own enquiries of the Local Rating Department.

Planning

Interested parties should make their own enquiries of the Salford City Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

Tenure

The property is available to lease on full repairing and insuring terms to be agreed.

Rent

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity upon agreement of terms.

Further Information / Viewings

For further information, or to arrange a viewing, please contact the joint agents:



JOHN BARTON
07501 773672
john@bcrealestate.co.uk



RICK DAVIES
07831 658804
rick@daviesharrison.com

IMPORTANT NOTICE

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