



# To Let

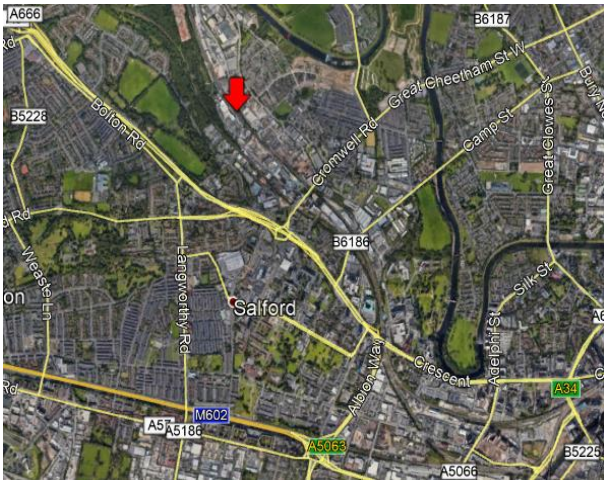
## Unit 3 Connell Industrial Estate, Langley Road South, Salford, M6 6EH

- 12,156 sq ft industrial unit
- Additional yard space of 0.5 acres available
- 5 miles from Manchester city centre
- 3 miles from junction 15 M60
- Secure estate with on-site security

# Unit 3, Connell Industrial Estate, Langley Road South, Salford, M6 6EH



jll.co.uk/property



## Location

Connells Industrial Estate is approximately 3 miles north west of Manchester City Centre and 2 miles north of Salford Quays and Media City.

The location benefits from immediate access to Manchester City Centre and the national motorway network via the East Lancashire Road (A580). Junction 14 of the M60 is 4 miles to the north west.

## Description

The property comprises second-hand industrial accommodation which benefits from a secure yard. The unit is accessed via a roller shutter door and separate personnel door. There is lighting to the warehouse area.

The estate benefits from manned security and is fully secured and gated.



## Accommodation

We have been measured the property to have the following gross internal area:

Description	Sq m	Sq ft
Warehouse	1,129.31	12,156

Additional yard space is available to the north of the property as indicated on the site plan.

## Rateable Value

Available on request.

## Terms

The unit is available by way of a new full repairing and insuring leases on a term to be agreed. Further information is available upon application.

## VAT and legal costs

VAT will be charged where applicable.

## Legal costs

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

## Information / viewing

Strictly by appointment:

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