

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 – AVAILABLE Q1 2026

DESCRIPTION

This property is a currently being built on Weaste Trading Estate, it is expected to be available in Q1 2026.

This property is unique to the market due to it being fitted with a specific modern trade counter area. This property also features a generous yard space with it, making it ideal for van and HGV access.

The property benefits from the following specifications:

- Up to 6.5m Eaves height
- A level access electronic loading door
- A trade counter / office area
- Up to 26 car parking spaces
- Secure gated yard
- Immediate access to the M602 Motorway

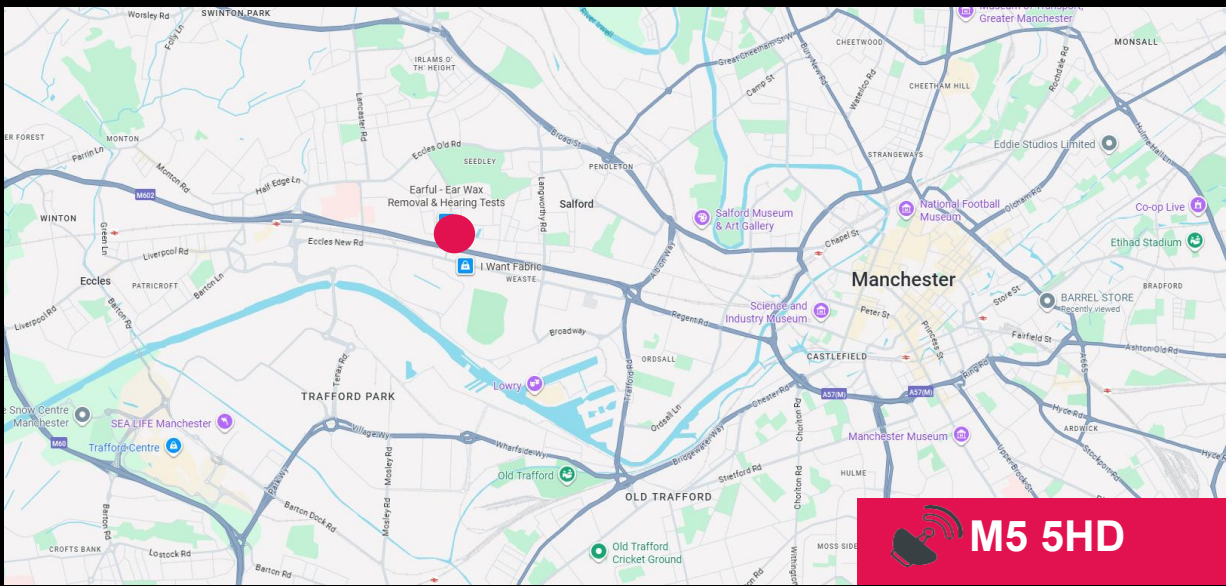
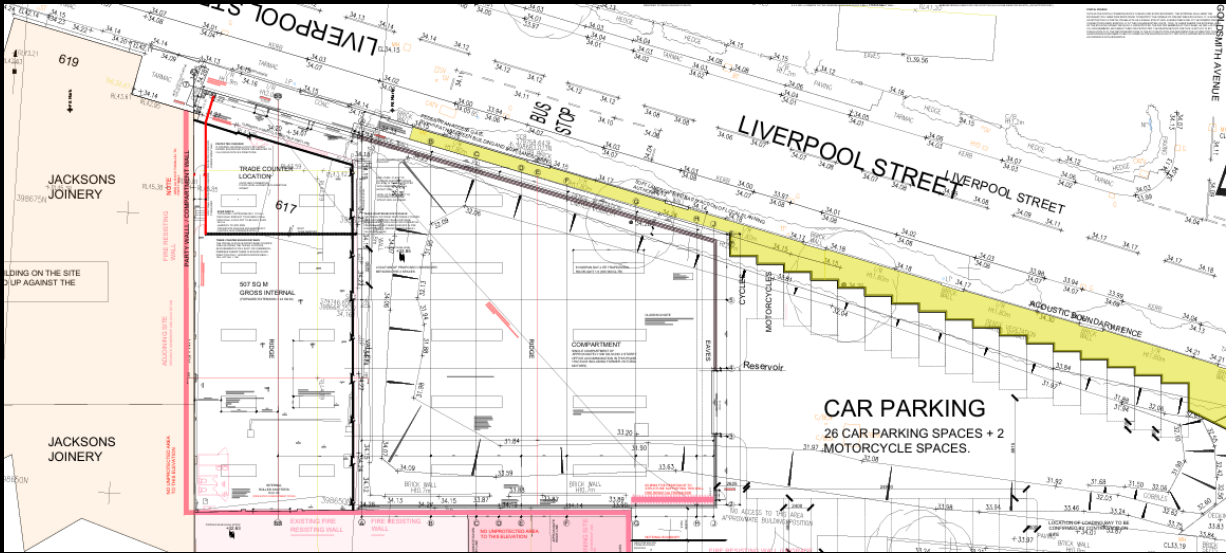
LOCATION

The property is located on Weaste Trading Estate, facing Liverpool Street. This location in Salford is in close proximity to Manchester City Centre, as well as being close to excellent transport links.

The site is just 1.7 miles away from the M602 motorway, which in turn provides access to the wider regional motorway network.



ACCOMODATION	Total sq ft	Total sq m
Warehouse	13,065	1,213.78
Trade Counter / Office	1,650	153.29
Total Size	14,715	1,367.07



TERMS

The premises are available on a leasehold basis.

Terms to be agreed.

VAT

VAT will be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own costs in relation to any transaction.

EPC

An energy performance certificate will be available on 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. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

VIEWINGS

For further information please contact:

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