

To Let

Young
PROPERTY
CONSULTANTS
LIMITED &co

DEPOT/MAINTENANCE FACILITY/WAREHOUSE

**James Corbett Road, Salford
Manchester M50 1DE**



 **c 40,500 sq ft**
on c 3.8 Acres

- Manchester City Centre within c 2.5 miles
- Excellent Location (less than 1 mile from J2&3 M602)
- Purpose built depot/Maintenance Facility with extensive yard areas
- Suitable for Building Supplies/ Plant Hire Depot
- Waste Metrolink station is only 100M away

0161 885 3232
youngandco.org.uk

Dean Young
07825 170 475
dean@youngandco.org.uk

DEPOT/MAINTENANCE FACILITY/WAREHOUSE

**James Corbett Road, Salford
Manchester M50 1DE**



2. Main Warehouse/Offices



Description

Comprises a substantial depot with workshops, warehouses, and offices, currently used as a maintenance facility. The property was previously used as a plant hire depot. The very low building to site ratio (with several yards, storage areas and extensive car parking) means that it is particularly well suited to occupiers who need "land" as well as buildings. The site extends to 3.8 Acres and is secured by palisade and concrete panel fencing. Access is through a security gate (with a gatehouse), controlling ingress and egress from the site.

Location

The property is located on James Corbett Road, just off Eccles New Road (A57) which runs parallel with the M602. Manchester City Centre is only 2.5 Miles to the east and the property is within 15-minute drive time of c 1 M people. Trafford Park is within c 0.5 miles and the Trafford Centre is c 1 mile away.

Accommodation

The property has been measured in accordance with the RICS code of measuring practise and the floor area is:

	sq ft	sq m
1. Stores/Potential Trade Counter	8,363	776.95
2. Main Warehouse/Offices	8,362	776.83
3. Maintenance Facility	4,637	430.74
4. Main Offices and Workshop	11,799	1,096.10
5. Two Storey Offices	7,400	680.00
Total	40,560	3,768.00

Planning

We understand that the property is within an established employment area. Most industrial and warehousing uses (with ancillary offices/sales) should be permitted.

Interested parties should make their own enquiries by contacting Salford City Council - Tel: 0161 793 2500

Terms

By way of a new lease / terms upon application.

VAT

All rents, premiums, and prices etc. are quoted exclusive of VAT.

Legal Costs

Each party to be responsible for its own legal costs incurred in any transaction.

Rates

The Rateable Value is £159,000. Rates payable - 2020/21 - £81,400.

EPC

An EPC is available on request.

Services

We understand that all main services are connected to the property.

Viewing

Strictly by appointment with the sole agent. Contact Dean Young on 07825 170475.



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This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, Young & Co, or any person in their employment, cannot make or give any representative or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Subject to contract. Date of publication Jan 2021.