



DUE TO RELOCATION. TO LET (MAY SELL)



Priestley Road, Wardley Industrial Estate,
Salford.

Warehouse facility with racking, various sizes available.

584 - 8,509 Sq M (6,285 - 91,594 Sq Ft) on a site of 4.28 Acres

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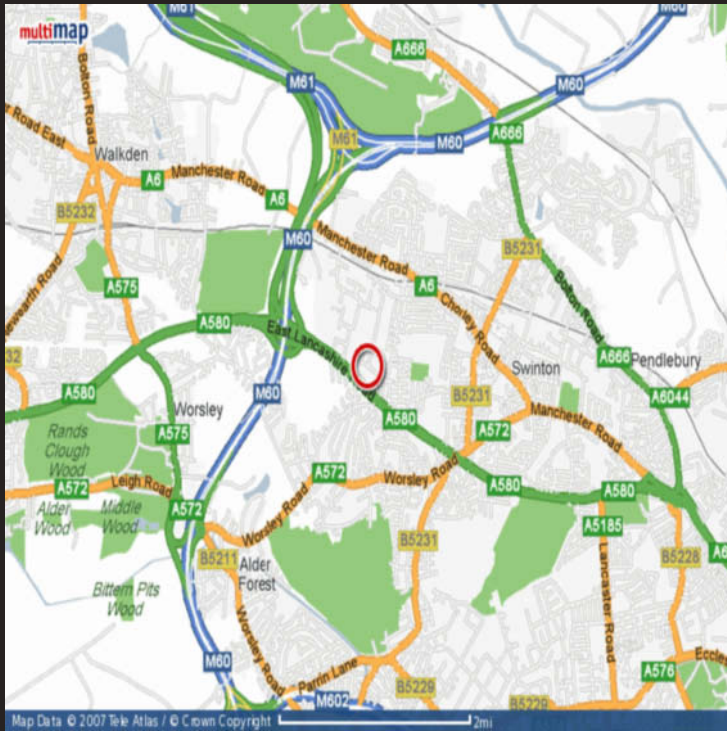


Commercial Property
Advisers and Agents

www.tfcproperty.com

0161 234 0777

Wardley Industrial Estate, Salford



Location

The premises are situated on the popular Wardley Industrial Estate, just off the A580 East Lancs Road, close to its Junction with the M61/M60, which provides excellent access to the regional motorway network.

Description

The property comprises a range of office and industrial buildings situated upon a secure site.

Construction of the warehouse element is of portal frame construction with a range of profile metal and asbestos cladding. Approximately a third of the industrial building element was built circa 4 years ago and offers an eaves height of 7.5 m, the remainder is to 5.5 m.

Loading is via a range of concertina and roller shutter doors to a fully concreted yard area, part of which is under canopy.

The office element provides two separate buildings and include reception, a range of private and communal areas, kitchens, together with showrooms and male and female toilet facilities.

Accommodation

Our clients are flexible in the amount of space they can make available to prospective tenants and can tailor accommodation to occupational requirements. measured on a gross internal basis we estimate the premises provide the following approximate areas.

Sq M

Recently Constructed Industrial

Warehouse 1	584
Warehouse 2	587
Warehouse 3	1,004
Canopy	493

Existing Industrial

Large Warehouse	3,971
Detached Warehouse	784

Offices

Office 1	601
Office 2 (showroom)	485
TOTAL	8,509 (91,509 Sq Ft)

Racking

The premises are presently fully racked and provide for 4,682 standard pallet stations, this can be made available to prospective tenants if required.

Terms

Our clients will consider letting part or all of the accommodation on flexible terms. They will also give consideration to a freehold disposal of the whole. Price and rents on application.

VAT

Will be levied on all costs at the appropriate rate.

Viewing

Strictly by appointment with the sole agents TFC on 0161 234 0777.

Subject to Contract

