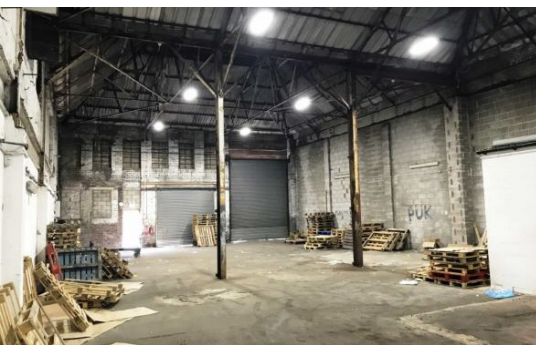


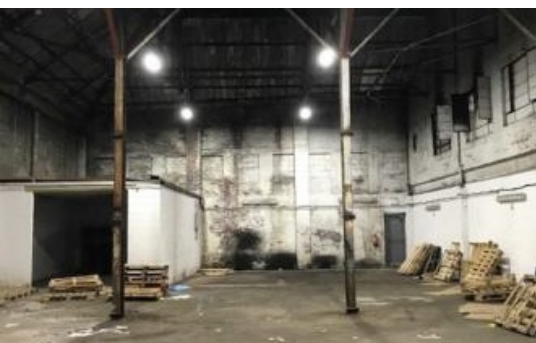
TO LET



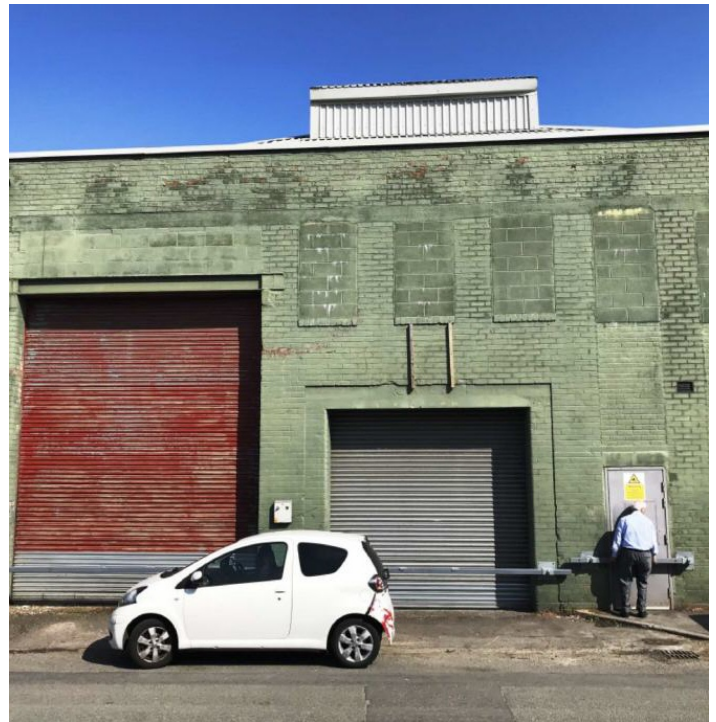
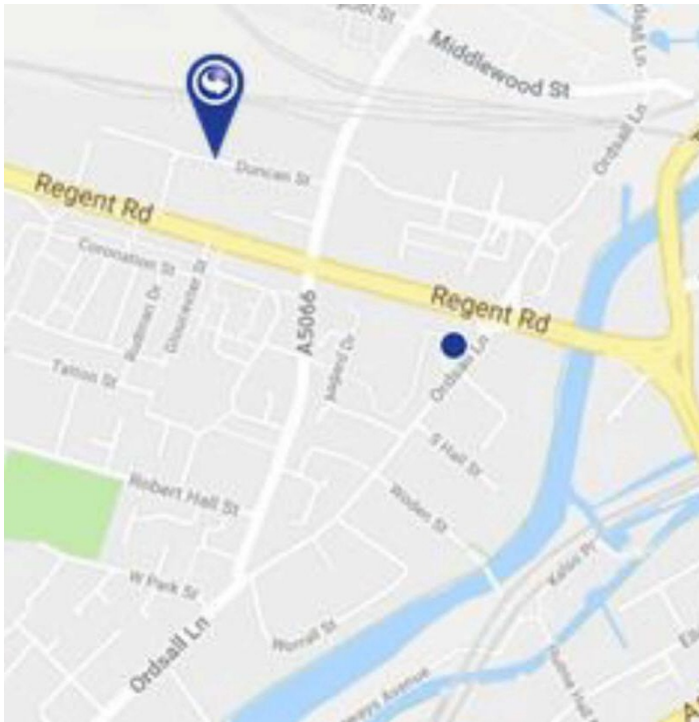
32-34, DUNCAN STREET, SALFORD, M5 3SQ



Warehouse Premises within Half a Mile of Manchester City Centre 3,898 sq ft (362.16 sq m)



- **Functional Warehouse Accommodation**
- **6.5 Metres to Eaves**
- **Roller Shutter Access**
- **Within Half a Mile of Manchester City Centre/
M602 Motorway**
- **Competitive Rent**



Location

The Unit is located fronting Duncan Street in Salford which in turn provides easy access to Regent Road and Oldfield Road which in turn link to the A57 Mancunian Way. The unit is situated approximately half a mile from Manchester City Centre and within half a mile of the beginning of the M602 motorway leading to the regional and national motorway network. Nearby occupiers include Sainsburys, Johnston's Decorating Centre and Cooksmill.

Description

The Unit comprises part of a single storey brick built industrial complex accessed via Duncan Street, Salford. The unit provides basic warehouse accommodation arranged under a pitched asbestos roof and is of steel portal frame construction to an eaves height of approximately 6.5 m. The unit benefits from a concrete floor and is lit by way of sodium box light units throughout. All mains services are connected including a three phase power supply.

Access to the unit is provided by way of a full

Accommodation

3,898 sq ft (362.16 sq m).

VAT

All rents quoted are exclusive of VAT.

Lease Terms

The premises are available on a new full repairing and insuring lease at a rental of £18,000 per annum exclusive.

EPC

To Be Confirmed.

Business Rates

RV: £9,200*

*Qualifies for Small Business Rates Exemption.

Tenure

Leasehold.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

Roger Hannah & Company

Tel: 0161 830 7475

E-mail: jkl@roger-hannah.co.uk

Date of Preparation

24/09/2018