

# TO LET

6,907 sq ft (641.68 sq m)

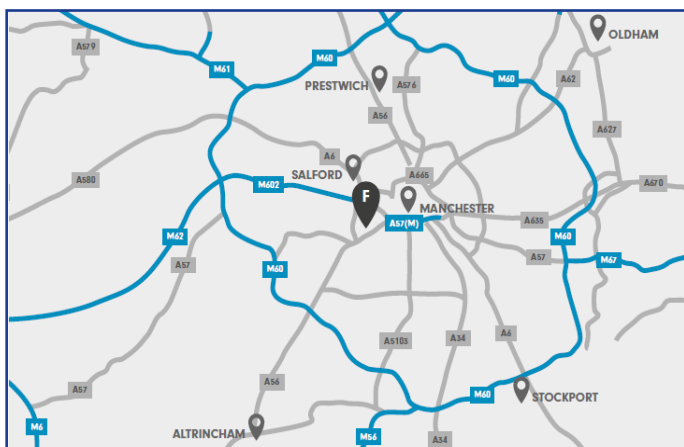
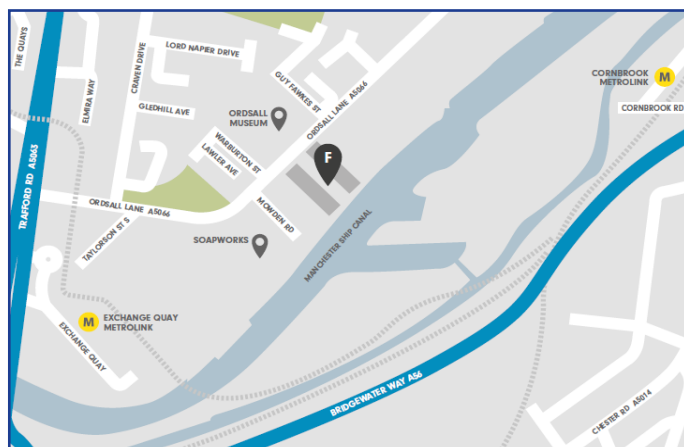
- 5 minute drive from the M602, giving access to the M60 Motorway
- Close to Manchester city centre and 1.5 miles from MediaCity and Trafford Park



End terraced modern industrial / business unit

**Unit 7, Foundry**  
**Ordsall Lane**  
**Salford**  
**Manchester**  
**M5 3LW**





## LOCATION

Foundry is located opposite the historic Ordsall Hall on Ordsall Lane (A5066). It lies 1.5 miles from Manchester City Centre, Media City and Trafford Park. The development offers excellent transport links being located a 5 minute drive from the M602 which in turn provides easy access to the M60 Manchester Orbital Motorway.

## DESCRIPTION

The development consists of 12 new build light industrial / business units. The buildings have been clad in a two tone brick to the front accessed via landscaped boulevard. A private service yard is located to the rear of the development providing car parking and loading.

Unit 7 has most recently been used as a Gymnasium offering the following specification:

- Air conditioning
- Electric / manual roller shutter door measuring 4.5m high x 4m wide
- Eaves height of 2.75m (5m by the door)
- Customer parking located to the front
- Staff parking located to the rear

Other uses within the development include a film studio, photography studio, micro-brewery, fashion distributor and printing studio.

## SERVICES

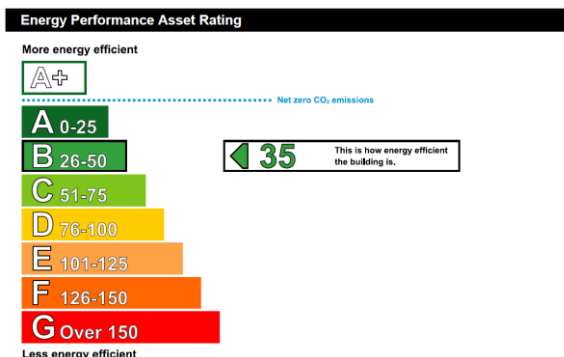
We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

## ACCOMMODATION

The premises has the following gross internal area:

	Sq ft	Sq m
Ground Floor	3,797	352.75
Mezzanine	3,110	288.93
<b>Total</b>	<b>6,907</b>	<b>641.67</b>

## EPC



## RATEABLE VALUE

The property is currently listed as "Gymnasium" with a Rateable Value of £31,000.

We advise interested parties make their own enquiries with Salford City Council's Business Rates Department.

## PLANNING

The property was originally granted permission for B2 (General Industry) Use and has most recently been used as a Gymnasium (Use Class D2).

We advise interested parties make their own enquiries with the Local Planning Authority.

## TERMS

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

## RENTAL

Upon application.

## VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

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

## FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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