



Unit 1, 659 Eccles New Road, Salford, M50 1AZ

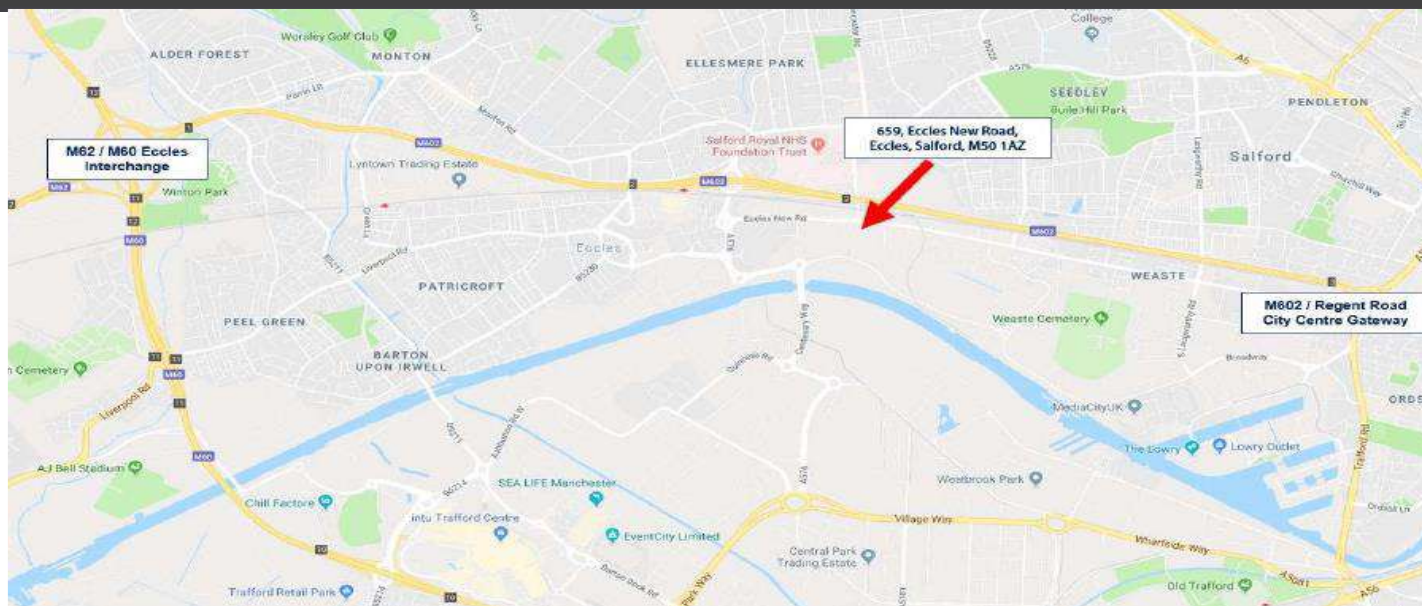
8,508 sq ft approx.

Prominent Refurbished Unit

- Refurbished with new roof
- 2 storey integral offices
- Unit fronts Eccles New Road
- Electric roller shutter door
- **RENT ON APPLICATION**



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Location

The premises benefit from excellent prominence fronting Eccles New Road and adjoin a mix of trade and retail businesses.

The property is approximately half a mile from Junction 2 of the M602 and 1.5 miles from Junction of the M602.

The nearest tram station is Ladywell, which is within walking distance.

Description

The property comprises of a refurbished single storey warehouse / trade counter unit. It benefits from a solid concrete floor, one drive in level loading door, with access to a generous yard / parking area.

There are 2 storey offices internally benefitting from W/Cs and a kitchenette.

The unit has been extensively refurbished and has the benefit of a new roof, newly decorated offices and warehouse and LED lighting to the warehouse.

Rental

The property is available on a leasehold basis.

The rent is available on application

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

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