



LANGLEY ROAD | AGE CROFT WORKS, LANGLEY ROAD, SALFORD, M6 6JY



Approx. 2.14 acres



SECURE EXTERNAL STORAGE FACILITY

Close to Manchester

Fully surfaced in concrete bays and drainage installations

Services available

Well placed for regional road network

TO LET

DESCRIPTION

The site is a broadly rectangular parcel of land which is level and fully surfaced in cast concrete bays and bounded on the perimeter with security fencing.

Formerly a transport yard the site has good access off an estate road leading directly off Langley Road and there are drainage and service connections on site readily available and some security lighting.

LOCATION

The site is prominently located fronting directly onto Langley Road close to its junction with the A576 which links with the main A6 Broad Street which provides good access to the regional road network.

The site is within an established industrial location with the area now having evolved in recent years with new industrial and commercial developments being undertaken and redevelopment of existing industrial and commercial land and buildings.

Location Map attached.



SERVICES

We understand that all mains service connections are available to the site.

SITE AREA

It is estimated that the site extends to 2.14 (0.87 hectare) acres, or thereabouts.

A Site Title Plan is attached showing the extent edged red.

TERMS

The site is available by way of a new lease on a short term basis and will be drafted outside the security of tenure provisions under the Landlord and Tenant Act.

Lease terms of 12/18 months will be considered.

VIEWING

By prior appointment with Houghton Warburton: 0161 839 0080.



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