

TO LET

OPENSITE
MANCHESTER, 134
MANCHESTER
ROAD,
CARRINGTON,
MANCHESTER
M31 4AY

32.5 acres
13.15 hectares

- Prime Class 1 open storage
- Strategic south west Manchester location
- Only c.6 miles to the M6 motorway
- Excellent road network connectivity

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LOCATION

The site is adjacent to Carrington Power Station, off Manchester Road (A6144), Carrington.

It benefits from an excellent strategic location close to a number of major arterial routes and primary urban centres in the North West. Distances and travel times to key locations and motorway links are shown in the table below.

DESCRIPTION

The site totals 32.5 acres of lettable Class 1 open storage land, scoring 76/100 on the Carter Jonas Open Storage classification matrix.

The site is mostly level and benefits from a concrete and tarmac surface. The site is secure with 24 hour security at the gate, and plots can be demarked with fencing.

There are services available. The landlord is in the process of upgrading the site by improving the surfacing and fencing, and deploying improved services to create a premium open storage offering.

Plots are available from 0.76 acre (33,106 sqft).

ACCOMMODATION

Open storage land available from 1 to 32.5 acres.

Name	Size
Total	0.76 - 32.5 Acres (0.31 - 13.15 Hectares)

TERMS

Plots are available by way of new subleases with terms to be negotiated with the landlord.

RENT

Rent is available on application.

RATEABLE VALUE

We recommend that interested parties contact the local authority for Business Rates information.

EPC

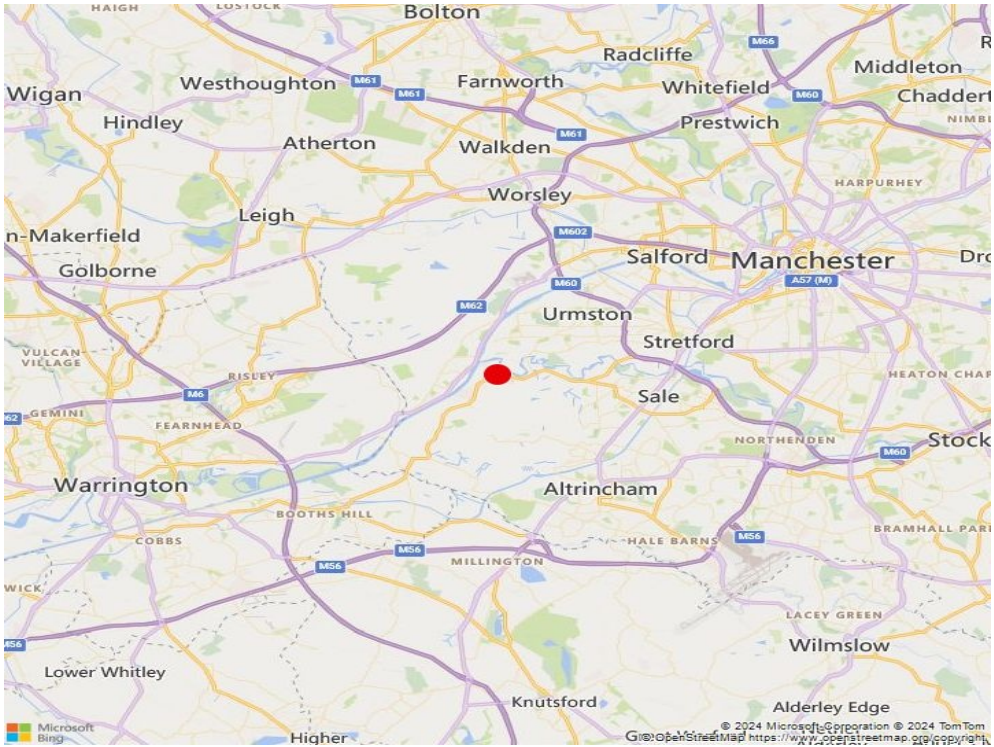
The site is open storage and therefore EPCs do not apply.

VAT

The property is elected for VAT.

VIEWING

Strictly by appointment with joint agents.



CONTACT

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