

TO LET

DETACHED WORKSHOP UNIT ON SUBSTANTIAL SECURE YARD
1,859 SQ FT (172.73 SQ M) ON A SITE AREA OF 0.2 ACRES



- Prominently located on the corner of Ordsall Lane and Worrall Street
- 1 mile from M602 Motorway
- ½ mile from Manchester City Centre and close to Media City
- Substantial yard
- Flexible / short-term leases will be considered



UNIT 6, WORRALL STREET, SALFORD, MANCHESTER, M5 4TH

LOCATION / DESCRIPTION

The unit is situated on the western side of Worrall Street at its junction with Ordsall Lane (A5066) in the southern end of Salford and adjacent to the River Irwell.

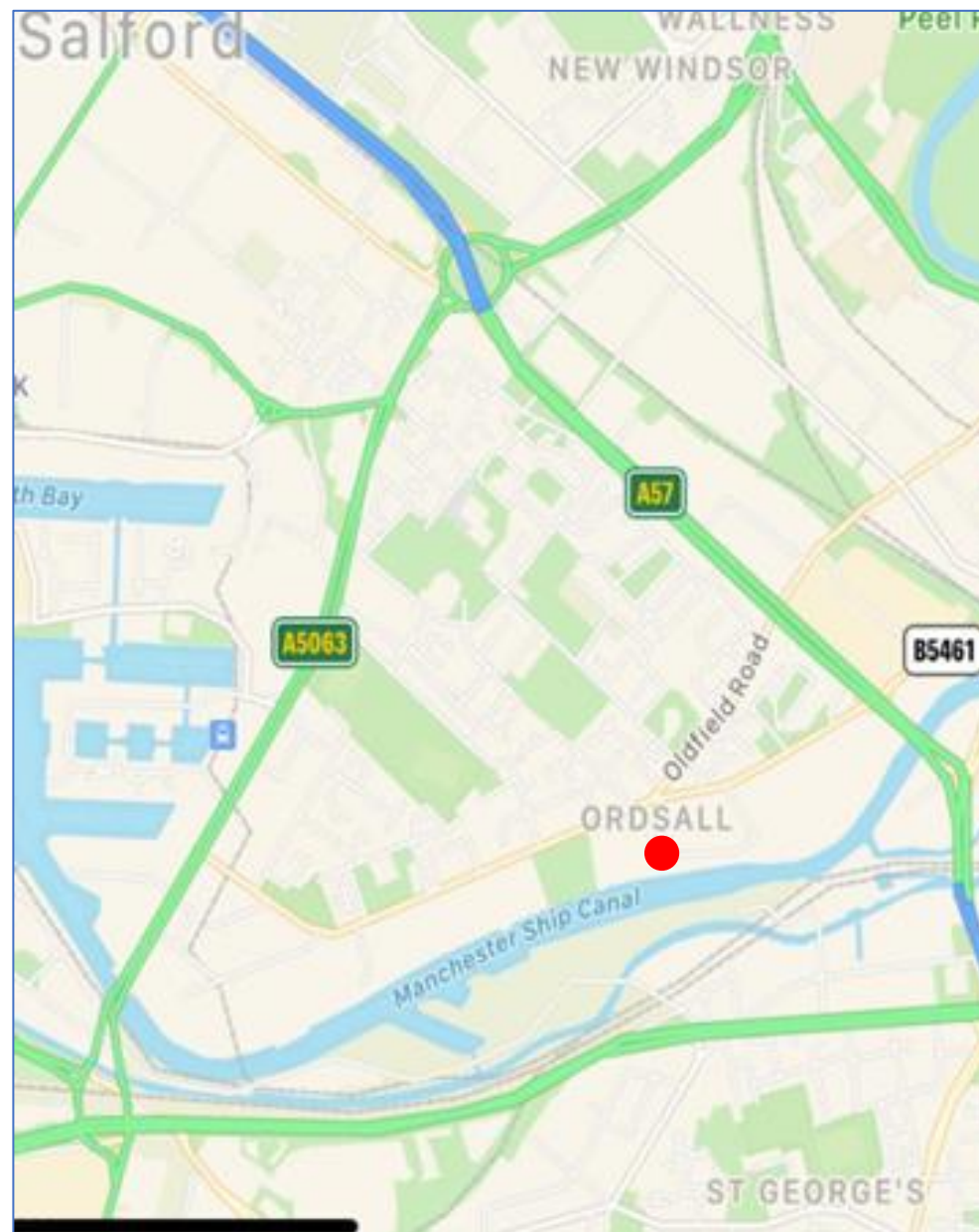
Ordsall Lane joins Trafford Road (A5063) to the south-west which links the A56, A57 and M602 and acts as one of the main arterial roads into and out of Manchester.

The unit comprises the following specification:

- Self-contained warehouse providing clear space
- Asbestos roof
- Sliding shutter door
- 4m eaves
- Office
- Canteen / kitchen and WC accommodation
- Fluorescent tube lighting

The unit has the following Gross Internal Area (GIA):

	Sq ft	Sq m
UNIT 6		
Warehouse	913	84.80
Office	946	87.93
Total	1,859	172.73
Site Area (Approx)	0.2 acres	0.08 hectares



SITE PLAN



FURTHER INFORMATION

Services

All mains services are available to the property.

Energy Performance Certificate

The property has an EPC rating of 'E'.

A copy of the Energy Performance Certificate is available on request.

Rateable Value

The unit is entered in the 2026 Rating List as "Workshop and Premises" with a Rateable Value of £13,500.

We advise interested parties to make their own enquiries of the Local Rating Department.

Planning

Interested parties should make their own enquiries of the Salford City Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

Tenure

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

Rent

Upon application.

VAT

All prices are exclusive of, 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.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and confirmation of address upon agreement of terms.

Further Information / Viewings

For further information, or to arrange a viewing, please contact:



RICK DAVIES

07831 658804

rick@daviesharrison.com

JOHN HARRISON

07767 648094

john@daviesharrison.com

IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are given notice that:

(1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. Aerial photograph provided via Google Earth.

October 2026