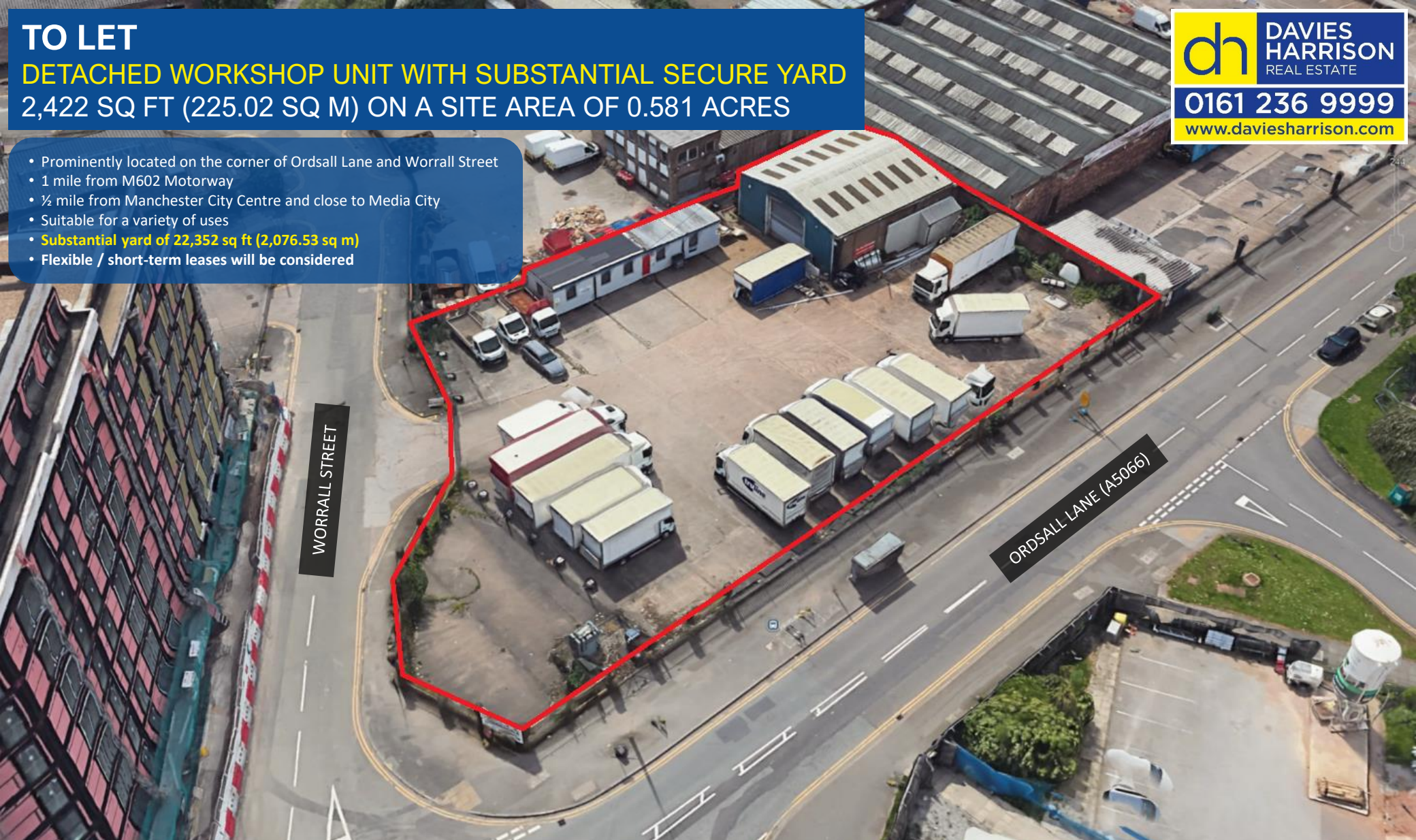


TO LET

DETACHED WORKSHOP UNIT WITH SUBSTANTIAL SECURE YARD 2,422 SQ FT (225.02 SQ M) ON A SITE AREA OF 0.581 ACRES

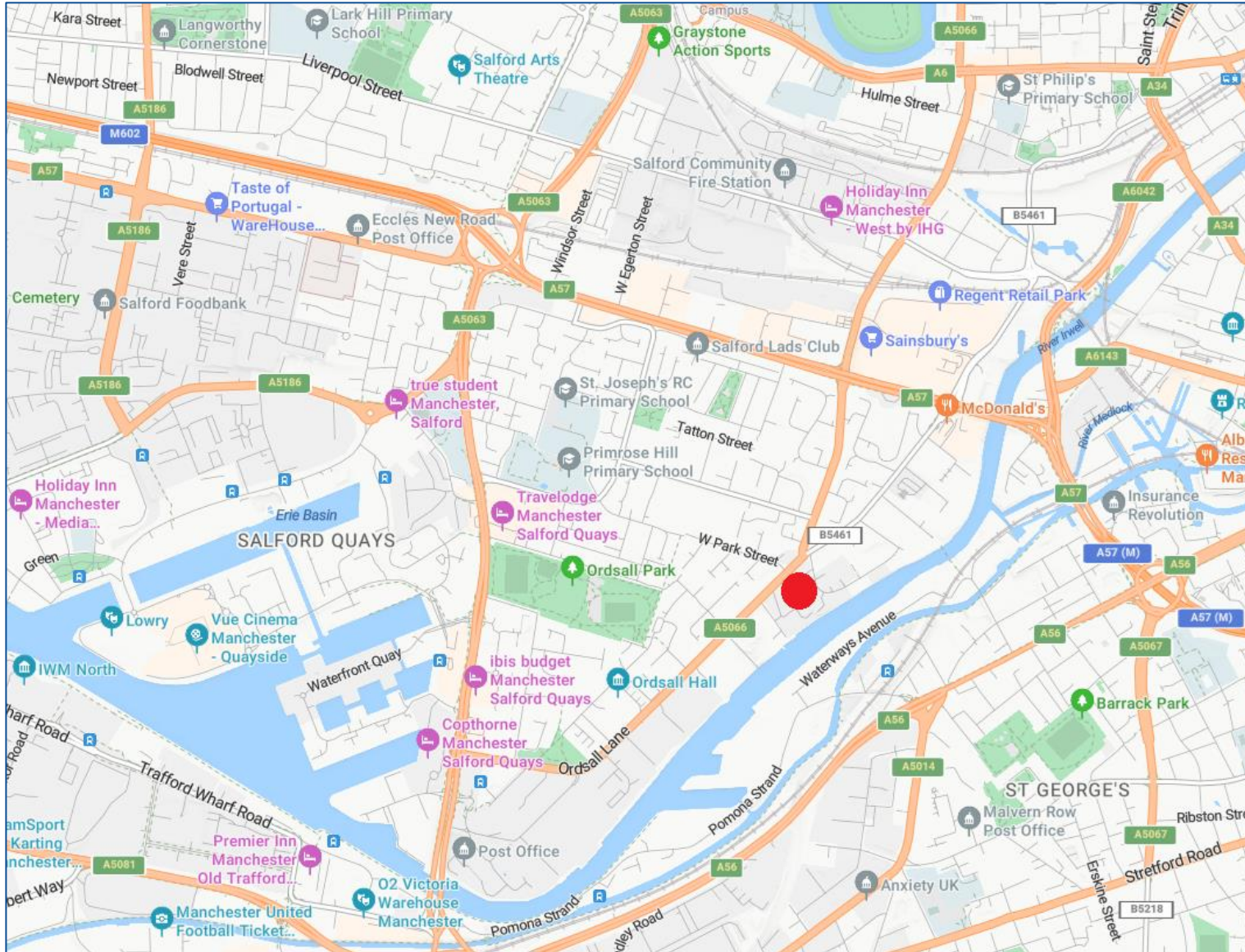
dh DAVIES
HARRISON
REAL ESTATE
0161 236 9999
www.daviesharrison.com

- 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
- Suitable for a variety of uses
- **Substantial yard of 22,352 sq ft (2,076.53 sq m)**
- Flexible / short-term leases will be considered



UNIT 2, WORRALL STREET, SALFORD, MANCHESTER, M5 4TH

LOCATION



- Prominent position on the western side of Worrall Street at its junction with Ordsall Lane (A5066).
- Strategic Salford location adjacent to the River Irwell.
- Excellent connectivity to Trafford Road (A5063) and the wider regional motorway network.
- Direct access to the A56, A57 and M602 motorways.
- Situated on Ordsall Lane, one of the principal arterial routes serving Manchester city centre.
- Well-positioned for occupiers requiring convenient access into and out of Manchester and the wider North West region.

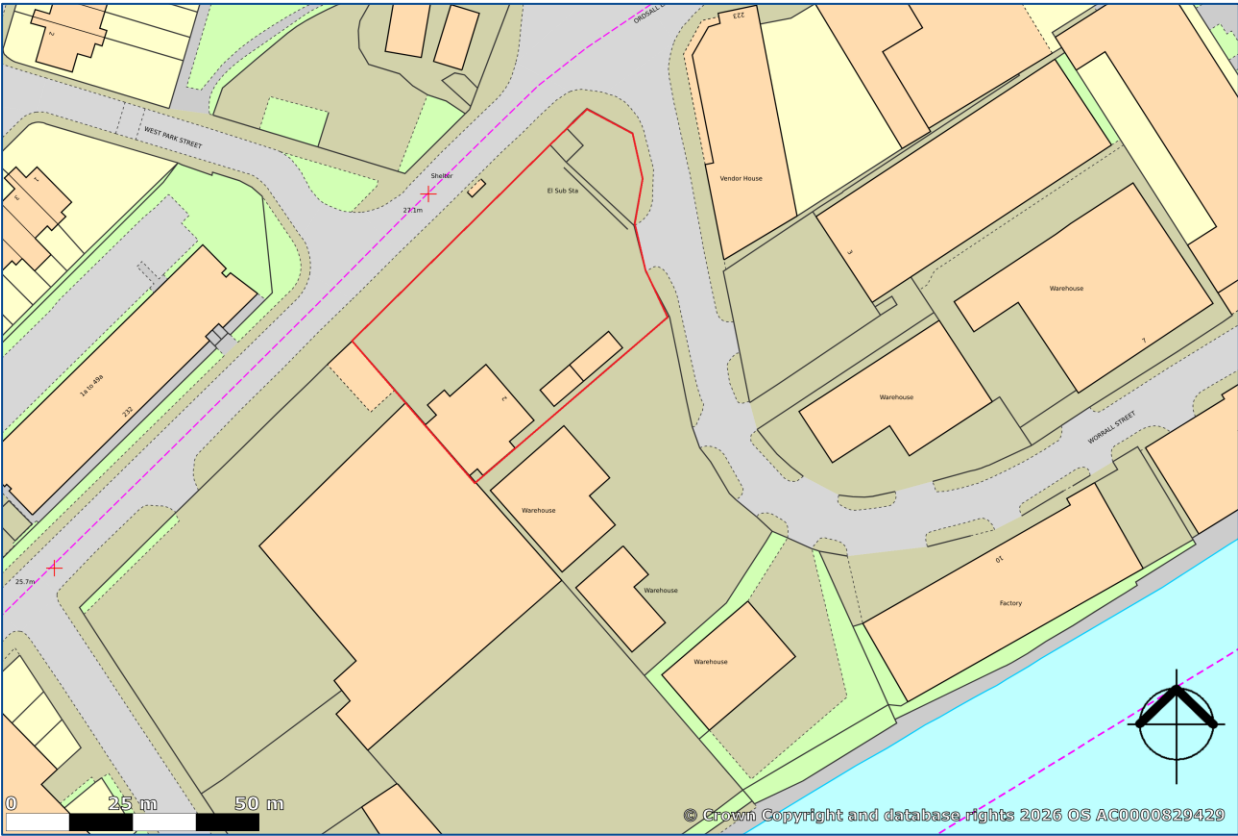
DESCRIPTION / ACCOMMODATION

The unit offers the following specification:

- Former workshop / storage facility providing clear space
- Externally clad with PVC coated steel cladding
- Overclad asbestos roof
- Roller shutter door access
- 4m eaves
- Fluorescent tube lighting
- Secure site

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

	Sq ft	Sq m
Warehouse	2,050	190.43
Rear / Lean To	372	34.59
TOTAL	2,422	225.02
Site Area (approx.)	0.581 Acres	0.235 ha
Yard Area (circa.)	0.513 Acres	0.208 ha



FURTHER INFORMATION

Services

All mains services are available to the property.

Energy Performance Certificate

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

Rateable Value

The property is entered in the 2026 Rating List as “Workshop and Premises” with a Rateable Value of £24,500.

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

Planning

The property is suitable for a variety of occupier requirements including warehouse, industrial, trade counter and storage uses.

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.

September 2026