

TO LET

UNIT 4

RED ROSE RETAIL PARK

SALFORD, M5 3GR

Prominent Trade Counter Unit just outside Manchester City Centre.

Opportunity to secure a newly refurbished trade counter unit of 12,057 sq ft, situated between Salford Quays and Manchester City Centre.

With excellent visibility to passing traffic on Regent Road and strong connectivity to the M602 and the wider motorway network, the property provides an ideal base for occupiers seeking high footfall, convenient access and significant roadside presence.

KEY FEATURES

- To be refurbished
- Prime City Centre location
- Excellent frontage
- Ample parking
- Two storey offices

Floor Area	SQ FT	SQ M
Ground Level	10,864	1,009.3
First Floor	1,193	110.8
TOTAL	12,057	1120.1

The units have been measured on a GIA basis



Indicative purposes only

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cushmanwakefield.com

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LOCATION

Red Rose Industrial estate is prominently located just off Regent Road (A57), one of the principal arterial routes in and out of Manchester City Centre with approximately 50,000 cars passing daily.

The estate is positioned approximately 0.5 miles west of Manchester City Centre and around 0.5 miles from the M602, providing excellent connectivity to the wider motorway network including the M60 and the M62.

The location is well served by public transport, with multiple bus routes operating along Regent Road and nearby access to Greater Manchester's extensive rail and Metrolink networks, offering convenient links across the city region.

DESCRIPTION

Unit 4 forms a highly prominent trade counter unit extending to 12,057 sq. ft arranged over two floors.

The unit is due to be fully refurbished and there is ample parking to the front of the unit.

The rest of the retail park has attracted various notable retail and trade counter occupiers including Screwfix, Dulux and Topps Tiles.

VAT

All outgoing are subject to VAT

RATEABLE VALUE

Interested parties should enquire with the Local Authority for Information.

EPC

The property has an EPC rating of B-47

SERVICE CHARGE

On application

VIEWINGS

Strictly by prior appointments with the sole agent.

FLOOR PLANS

Available on request.

LOCATION MAP



Transport	Distance
Metrolink (Anchorage)	0.5 miles
M602 Junction 3	0.5 miles
Manchester Victoria	1.4 miles
Manchester Piccadilly	1.7 miles
M60 / M62 Junction 12	4.1 miles

Source: Google Maps

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