

TO LET / FOR SALE - OPEN STORAGE

# OPEN STORAGE

Ashton Old Road, Ardwick, Manchester, M12 6LB



## Key Highlights

- 3.50 Acres
- Very close proximity to Manchester city centre
- Easy access to the M60 and regional motorways
- 3.5 acres (1.42 hectares)
- Highly prominent position
- Fully secure site
- Available for immediate occupation
- £175,000 per annum

SAVILLS Manchester  
Belvedere  
Manchester M2 4AW  
**0161 236 8644**  
[savills.co.uk](http://savills.co.uk)



## Location

The subject site is located on the eastern edge of Manchester City Centre, at the junction Ashton Old Road (A635) and Chancellor Lane (A665). The site is situated in an extremely prominent position and is accessible from Ashton Old Road, Chancellor Lane and Midland Street.

Ashton Old Road is a main arterial route linking Manchester with the M60 Motorway (J23). There has been significant industrial, residential and retail redevelopment in the surrounding area, with occupiers within the vicinity including Currys/PC World, West Way Nissan, Storage World, amongst others.



## Description

The site extends to approximately 3.5 acres and is suitable for open storage requirements. The site is secure with palisade fencing to the boundary and is surfaced with a combination of concrete, tarmac and crushed construction materials which has been levelled.

## Accommodation

The site measures to approximately 3.5 acres. (1.42 hectares).

## Tenure

The site consists of varying titles and it is mixture of freehold and leaseholds. The leasehold titles are held on a ground lease from the Council of the City of Manchester for a term of 99 years from 1990.



## Terms

The property is available to let by way of a new lease for a term of years to be agreed.

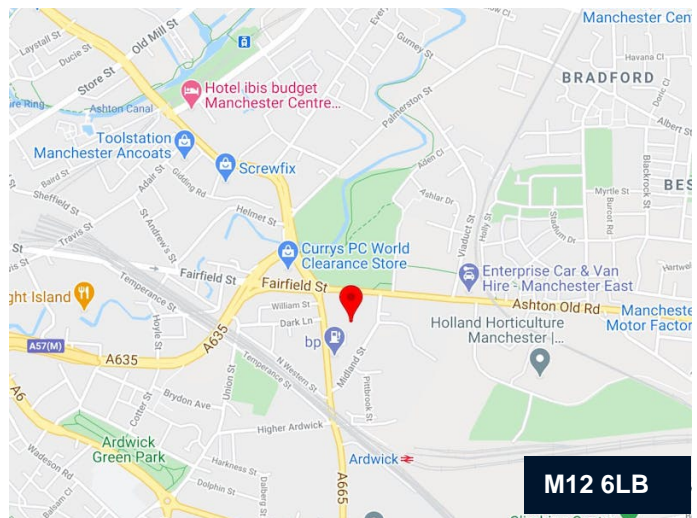
Offers are invited for both the freehold and long leasehold interest with vacant possession.

## Rent

£175,000 per annum exclusive of VAT.

## HS2

Parties should be aware that the site falls within a 'Safeguarded Area'. Interested parties are advised to satisfy themselves with regards to HS2 and make their own enquiries to the local authority.



## Viewings

Viewings are via the sole agent.

## Contact

**Jonathan Atherton**

0161 277 7207

jatherton@savills.com

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 06/06/2025

**savills**