



markwarburton

CHARTERED SURVEYORS


ID 100-149

# FOR SALE

FULLY LET REGIONAL INDUSTRIAL INVESTMENT PROPERTY

**26,022 SQ. FT / 2417 SQ. M**

Site 1.6 acres, or thereabouts

 UNIT 1A ASTOR ROAD, ECCLES, SALFORD,  
GTR MANCHESTER, M50 1BB

## PROPERTY LOCATION

Well established industrial area at the junction of Astor Road and Eccles New Road (A57) in the Salford district of Manchester close to Trafford Park and Eccles.



M602

ECCLES NEW ROAD  
(A57)

UNIT 1A ASTOR STREET

ASTOR STREET

Summerfield House

API  
Holographics Ltd  
Permanently closed

Manchester Academy of  
Community Gymnastics

Roco Clothing

[UN.TITLED]  
Film Studio

The Lighthouse Church

Turnpike House





## SUBSTANTIAL SINGLE STOREY BUILDING WITH TWO STOREY OFFICES, LARGE SERVICE/STORAGE YARD AND CAR PARK

- Two bay industrial element with good eaves height
- High quality offices with car park
- Very large yard with separate access
- Close to Manchester and Trafford Park
- Less than 1 mile to the M602



A substantial single storey industrial/warehouse building with an eaves height circa 15ft 6ins and two storey offices with very large yard and on site staff car parking.

Substantial site extending to 1.6 acres, or thereabouts.

An inspection of the property is highly recommended to fully appreciate the opportunity available.









## SERVICES

All mains service connections including substantial 3 phase electricity supply.

Gas fired hot air blower heaters to warehouse/industrial elements, gas fired central heating system in the office areas with LED lighting.

Building sprinklered and alarmed.

## RENT AND LEASE

Tenant:  
Connolly Scaffolding Limited

Lease:  
11 years effective August 2025

Rent:  
£142,000/annum average till review

Rent Review:  
Year 6 to OMRV

Break:  
Tenants break year 6 on 6 months' notice and 6 months' rent penalty

Current estimated OMRV:  
Circa £200,000/annum



## GROSS INTERNAL FLOOR AREA

Warehouse	21,917 sq ft
Offices etc.	4,105 sq ft
TOTAL	26,022 sq ft

## ENERGY PERFORMANCE

Certificate available on request.

## PRICE

Price on application.

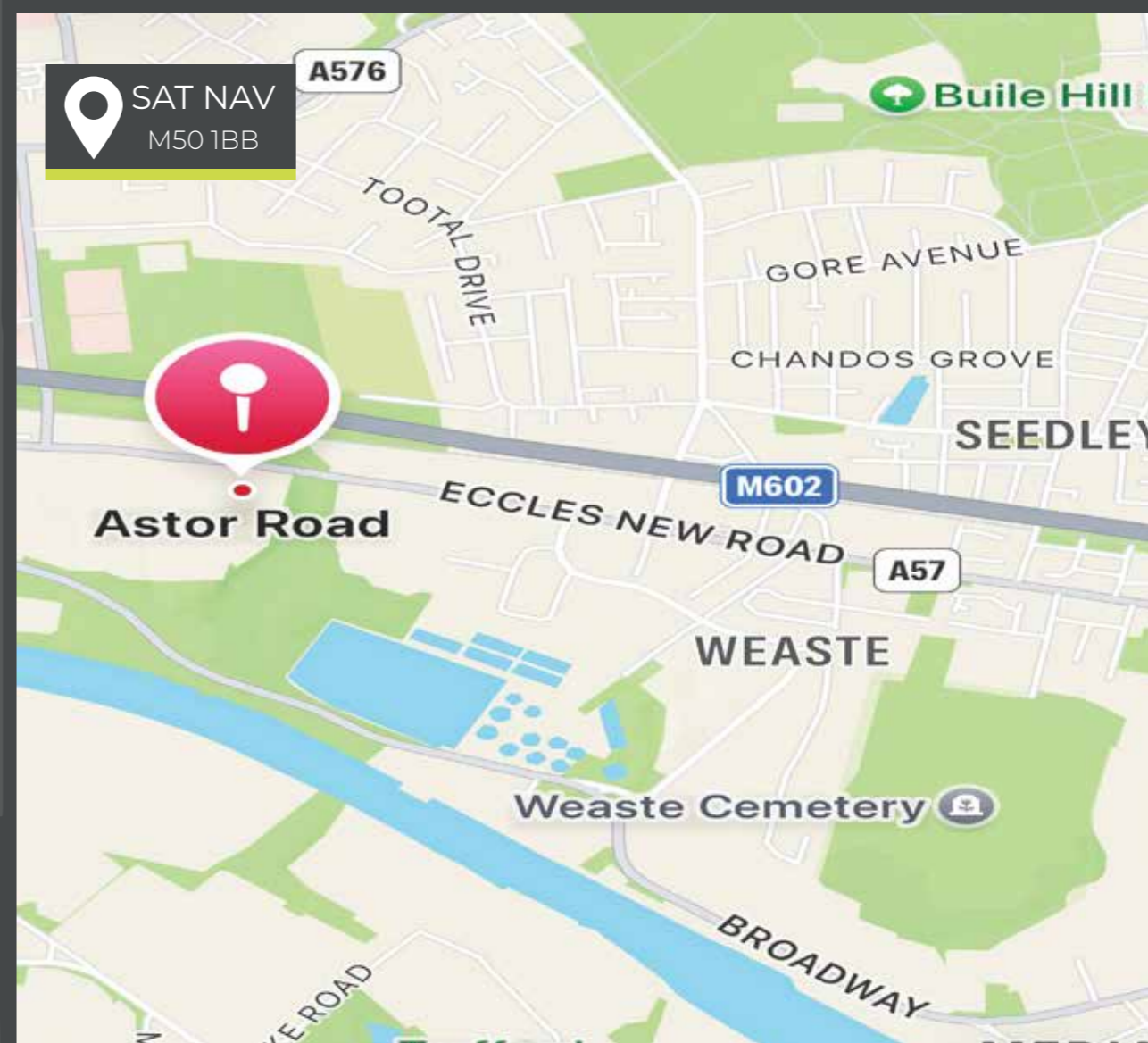
## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations prospective tenants will be required to provide source of funding and identification documents.

**VIEWING:**  
By prior appointment

Mark Warburton  
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