

TO LET / MAY SELL

Land for Open Storage / Commercial Uses

Thomas St.

Stretford, Manchester M32 0JT



Thomas Street

0.48 – 7.09 acres
(0.19 – 2.87 hectares)



Leasehold open storage opportunity extending to circa **7.09 acres** (2.87 hectares)
The site can be split into 4 parcels as detailed below...

Parcel D
4.56 Acres
(c1.85 Hectares)

Parcel C
1.21 Acres
(c0.49 Hectares)

Parcel B
0.84 Acres
(c0.34 Hectares)

Parcel A
0.48 Acres
(c0.19 Hectares)

Attractive location adjacent to the Bridgewater Canal, close to Old Trafford Football and Cricket Grounds.

Circa 2 miles from the M60 and Trafford Park Industrial Estate and less than **half a mile from the A56 and Trafford Park Train Station**, offering direct connections to both Manchester and Liverpool.

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Manchester City Centre

Description



Salford Quays/Media City

Manchester United F.C.

Old Trafford
Cricket Ground

Manchester International
Freight Terminal

Chester Road A56

The Property is a former RAC call centre and national grid gas holder, now extending to approximately **7.09 acres (2.87 hectares)** of lettable open storage land. The site benefits from frontage to both the Bridgewater Canal to the west and Thomas Street to the east.

The site is mostly level and benefits from a concrete and tarmac surface, with parcels being able to be marked with secure palisade fencing.

Each parcel benefits from power, water, drainage and secure site. The landlord is in the process of upgrading the site by improving the surfacing and fencing, and deploying improved services to create a premium open storage offering.

Plots are available from 0.48 acres.

Stretford, Manchester **M32 0JT**



Thomas Street connects with the A56 to the south, which is a major arterial road connecting with the M60 to the south west and the A57 (M) to the north east. The nearest train station is Trafford Park less than 0.5 mile to the west, which offers direct connections to Manchester and Liverpool. Manchester Piccadilly Train Station



Birmingham **1hr 50 mins**



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Further Information



Terms

The site is available To Let as a whole or as parcels of land for a term to be agreed.

Legal Costs

Both parties to be responsible for their own legal costs incurred in any transaction.

Vat

Vat will be payable on any transaction at the prevailing rate.

Viewing

Viewings are strictly by appointment.

For further information or to arrange a viewing, please contact the sole letting agent.



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