



£80,000 pa
Worral Street, Salford, M5 4TH



 0
Bedroom

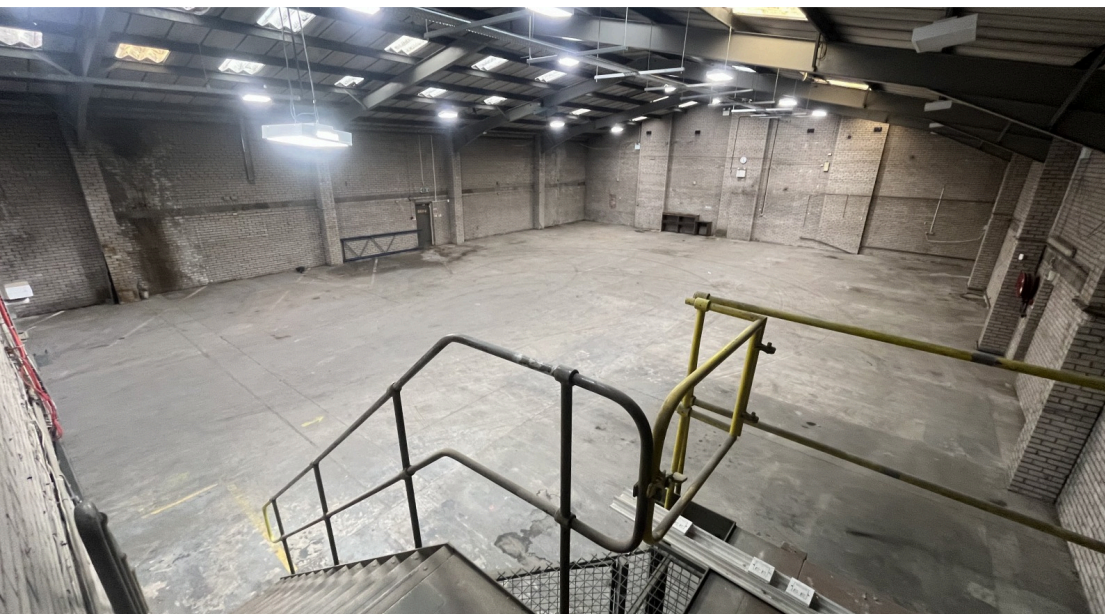
 0
Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
Sabitac@candrproperties.co.uk

0161 227 9990



£80,000 pa
Worrall Street, Salford, M5 4TH



Available for immediate occupation, C&R City are delighted to present this substantial industrial unit prominently positioned on Worrall Street, Salford, M5. Extending to approximately 14,400 sq ft, the property offers a versatile combination of warehouse & office accommodation, making it suitable for a wide range of industrial, storage, distribution and commercial uses, subject to the necessary consents.

Available for immediate occupation, C&R City are delighted to present this substantial industrial unit prominently positioned on Worrall Street, Salford, M5. Extending to approximately 14,400 sq ft, the property offers a versatile combination of warehouse & office accommodation, making it suitable for a wide range of industrial, storage, distribution and commercial uses, subject to the necessary consents.

The property occupies a highly accessible location just off Ordsall Lane, with excellent connectivity to Trafford Road (A5063), providing direct links to the A56, A57 and M602 motorway network. Its strategic position offers convenient access into Manchester City Centre, Salford Quays, Trafford Park and the wider Greater Manchester region.

Internally, the ground floor comprises a spacious open-plan industrial area with roller shutter/garage door access, providing excellent loading and operational facilities. The accommodation also benefits from office space, kitchen facilities toilets. To the first floor are well-proportioned offices together with additional WC facilities, creating an ideal balance of warehouse and administrative space.

Externally, the property benefits from a generous forecourt and parking area to the front, offering ample space for staff and visitor parking as well as operational vehicle use.

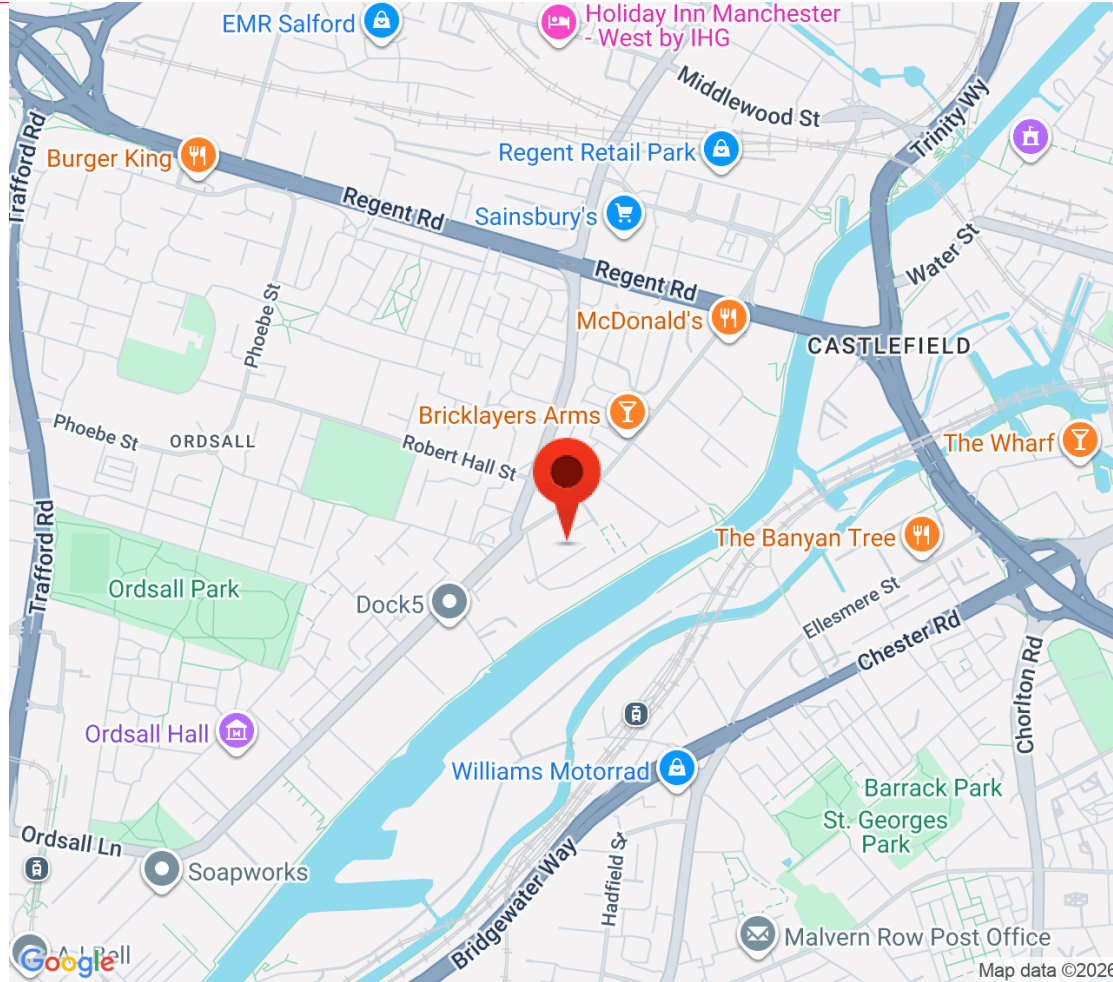
The unit is available on a short-term flexible lease for a term of up to two years. New full repairing and insuring leases are available on terms to be agreed. Units may be taken individually or combined, subject to requirements.

Interested parties are advised to make their own enquiries regarding business rates with the Local Rating Authority and to satisfy themselves that their proposed use is permitted by contacting the Planning Department at Salford City Council.

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

Early viewing is highly recommended to appreciate the size, flexibility and excellent location of this rare industrial opportunity.

£80,000 pa
Worral Street, Salford, M5 4TH



rightmove ZOOPLA OnTheMarket



ClientMoney Protect PrimeLocation
Find the home you deserve

Energy performance certificate (EPC)

3 Worrall Street SALFORD M5 4TH	Energy rating	Valid until: 28 May 2036
	E	Certificate number: 1992-3186-8425-2838-9737

Property type	Storage or Distribution
Total floor area	1,321 square metres

Rules on letting this property

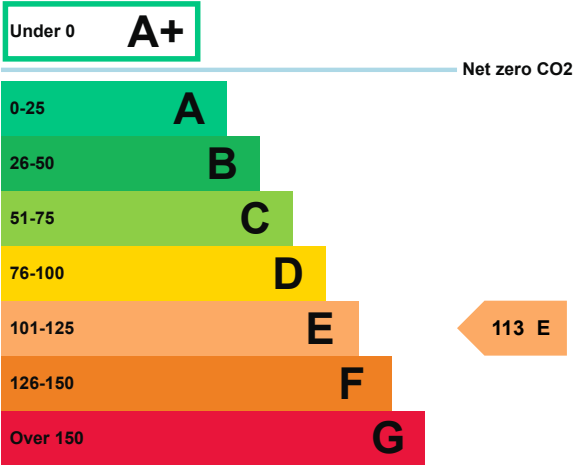
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	7 A
If typical of the existing stock	27 B

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	20.16
Primary energy use (kWh/m ² per year)	137

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0539-4781-8809-8429-2042\)](/energy-certificate/0539-4781-8809-8429-2042).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Yechezkel Gittleson
Telephone	01618833530
Email	info@propview.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/025379
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Propview
Employer address	Grosvenor House M27 8UW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 May 2026
Date of certificate	29 May 2026