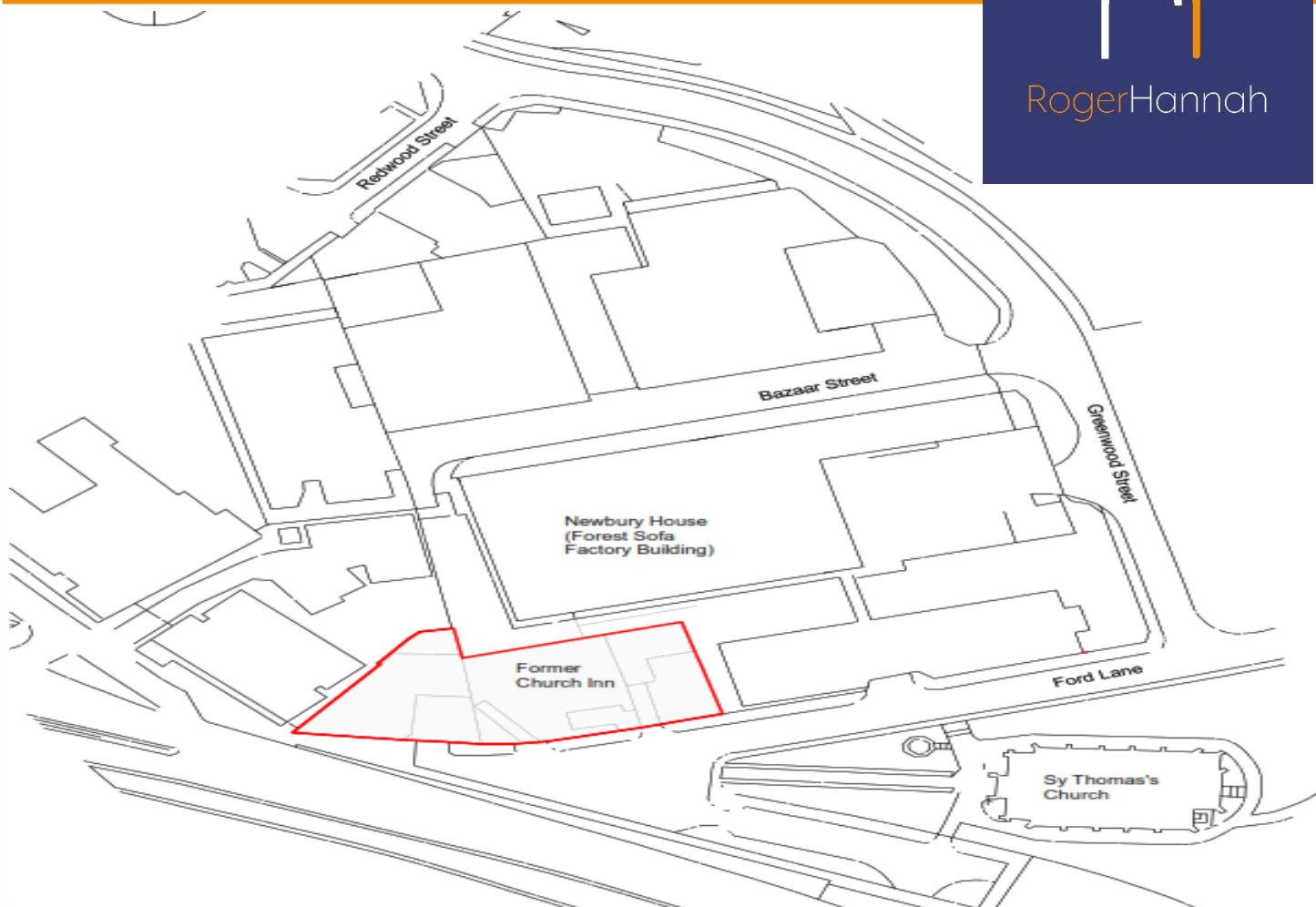


# TO LET



RogerHannah

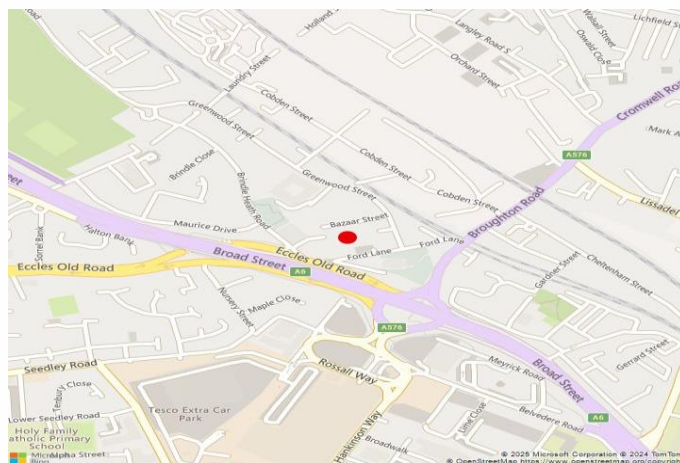
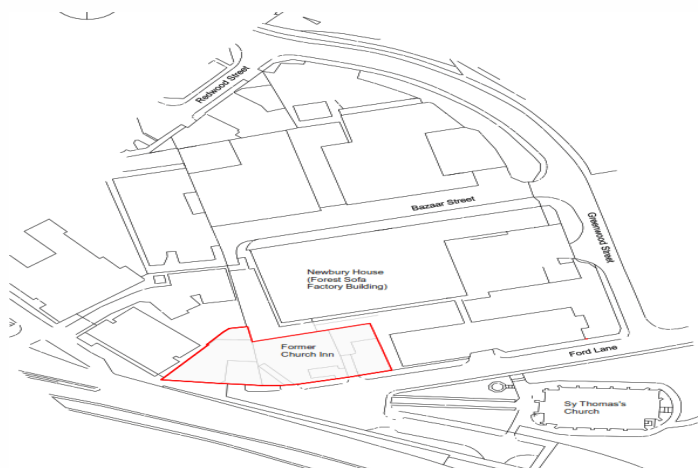


Land At Ford Lane, Salford, M6 6PD

**Secure Open Storage Land**  
**0.33 Acres (0.13 Hectares)**

- Fully Secure Level Site
- Fully Fenced
- Adjacent to A6
- 1 Mile from Manchester City Centre
- Suitable for Plant Hire/Vehicle Storage/Civil Engineering





## Location

The site is conveniently located on Ford Lane in Salford which is adjacent to the A6 leading into Manchester City Centre.

Access to the site is via Broughton Road which provides easy access into Manchester City Centre and the surrounding road network including the A6/A57/M602. Access to the motorway network is located only 1 mile from the site via Albion Way which leads to the M602 and the wider North West motorway network.

Manchester City Centre is located only 1 mile from the site via the A6. The site has prominence fronting the A6 and is very convenient for access to Manchester, Salford and the Greater Manchester area.

## Description

The site extends to approximately 0.33 acres and is suitable for open storage requirements. Historically the site had buildings housed on the land but these have been demolished.

The site is fully secure with new palisade fencing to the boundary. The site is level with a hardcore base.

## Accommodation

The site extends to 1/3 of an acre (approx.)

## Asking Rent

The site is available at a rental of £30,000 per annum plus VAT.

## Rates

Interested parties should make their own enquiries to Salford City Council regarding any rates payable for the land.

## VAT

VAT is applicable at the prevailing rate.

## Services

We understand that there are no services connected to the site.

## Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

**Julien Kenny Levick**

M: 07712537590

E: [jkl@roger-hannah.co.uk](mailto:jkl@roger-hannah.co.uk)

**Date of Preparation**

09 January 2025