

**TO LET / MAY SELL**

**GRAHAM  
SIBBALD**



**TURNSTILE BUILDING / CROMWELL ROAD / SALFORD / M6 6DB**

# SUMMARY

- Opportunity to acquire a Freehold office / showroom located in heart of Salford.
- Turnstile Building extends to 5,582 sq ft (518.20 sq m) over ground and part first floor.
- Dedicated car park to the rear with 48 spaces plus 4 dedicated disabled spaces.
- Turnstile Building is located within a 20-minute drive from Manchester City Centre.
- The A6 and M602 are both located within a short drive allowing access to the wider Northwest region.
- Salford Crescent Train Station is a 25-minute walk or a less than a 10-minute drive
- The building is of brick construction surmounted by a pitched and tiled roof.
- Traditional features are apparent throughout with facing brick walls and ceilings open to the timber beams and trusses.
- Listed as a local heritage asset.
- The building can be utilised under planning A1, A2, A3, A4, A5, B1 and D1 which was approved on 12th June 2020.
- For further information on lease terms, please contact the agents.
- Offers are invited for the sale of the premises subject to contract.
- The property is elected for VAT.





Blackpool	48 miles
Manchester	17 miles
Liverpool	32 miles
Leeds	45 miles



M61 (J2)	7 miles
M6 (J29)	35 miles
Blackburn	25 miles
Manchester	2.7 miles
Liverpool	34 miles
Leeds	43 miles



Salford	1.4 miles
Manchester Piccadilly	3.6 miles
Preston	32 miles
Liverpool Lime Street	34 miles
Leeds Train Station	42 miles

## LOCATION

The Turnstile Building is located in Salford. The city is situated in a meander on the western bank of the River Irwell which forms its boundary with Manchester and its city centre and has a population of 269,900. Salford is located 3.3 miles west of Manchester City Centre and within a 20-minute drive.

There are numerous public transport offerings within walking distance including four bus stops and with the A6 and M602 only minutes away, access to the wider Northwest region is easy. Salford Crescent train station is a 25-minute walk or 7-minute drive away and links directly to Blackpool, Preston, Wigan, Rochdale and Leeds.

## MANCHESTER

The asset is only 9km from Manchester City Centre. Manchester represents the largest regional centre in the UK, equalling in term of wealth that of Liverpool, Leeds and Sheffield combined. Greater Manchester has a population of 2.6 million and accounts for £28 billion of the region's GDP. The workforce, of which 65% are under 45 years old, has excellent language, technical and customer service skills. Approximately 7 million people live within an hour's drive of the city allowing employers to draw upon a large and skilled workforce. The city has a wide and diverse economy, 80 out of the FTSE 100 companies have a base in the city together with over 50 international banks and 600 major overseas companies.



## SITUATION

The property occupies a prominent position on Cromwell Road on the outskirts of Manchester City Centre which is a 20-minute car or bus journey and a 15-minute cycle into Manchester City Centre. There are numerous public transport offerings within walking distance including four bus stops and with the A6 and M602 only minutes away, access to the wider Northwest region is easy accessed.

Salford Crescent train station is a 25-minute walk or 7-minute drive away and links directly to Blackpool, Preston, Wigan, Rochdale and Leeds. The property benefits from an expansive frontage to the well utilised A576. The River Irwell is immediately to the east of the property and Jockey Street to the west with the latter providing access to the property's private car park and the Salboy Castle Irwell residential development offering 500 homes.

## DESCRIPTION

The property is a detached office / showroom of brick construction surmounted by pitched a slate roof. The external finish to the property is of facing brick. The property benefits from a rear private car park which is accessed from Jockey Street.

## HISTORY

One of Salford's most iconic buildings which provided access to Manchester Racecourse. The Course was closed in 1963 and acquired by Salford University but closed in 2015. The iconic building was brought back to life in 2020 by Salboy as part of the Castle Irwell housing development. Listed as a local heritage asset, the Turnstile Building lies in a prominent position on Cromwell Road. Buying this property would mean you are buying a piece of Salford history.

## SPECIFICATION

- Fully heated accommodation
  - Male and Female WC's
  - Meeting rooms
- Open planned office space
- Showroom over ground and part first floor
  - LED lighting
  - CCTV
- Door entry system throughout
- Fire / Smoke Alarms
- 78 dedicated parking spaces
- 4 dedicated disabled parking spaces
- Landscaped surroundings

# ACCOMMODATION

According to our calculations the property extends to the following:

Description	SQ M	SQ FT
Office / Showroom	518.20	5,582
Total	518.20	5,582

# TENURE

To Let (For Sale).

# EPC

An Energy Performance Certificate (EPC) is available upon request.

# ANTI-MONEY LAUNDERING

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

# VAT

The property has been elected for VAT

# PROPOSAL

For lease, please contact the agents for quoting rent.



# CONTACT

For further information or to arrange a viewing, please contact:



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