



WESTLINK 
BUSINESS PARK

James Corbett Road / Salford / **M50 1DE**

TO LET INDUSTRIAL / WAREHOUSE UNITS
1,902 - 20,968 SQ FT

LOCATED OFF ECCLES NEW ROAD ■



PROMINENT LOCATION



EXCELLENT ACCESS TO THE LOCAL MOTORWAY NETWORK

2 / 3

CLOSE TO JUNCTIONS 2 & 3 OF THE M602



LOCATION

The property is conveniently located off James Corbett Way which is accessed from Eccles New Road which benefits from the Weast Metrolink station directly opposite the main estate entrance offering excellent transport connections for all.

The property is situated less than 1 mile from Media City and benefits from being only 1 mile from Junction 1 of the M602 offering excellent access Manchester City Centre (2 miles) to the east and west to the M60 Orbital and the regions motorway conurbations.

Westlink Business Park is easily accessible to and from Trafford Park now that new link road "Pacific Way" has been completed and opened.



DESCRIPTION

The units provide single storey industrial / warehouse accommodation of steel portal frame construction, with profile steel cladding above to the eaves. The roof is constructed of similar metal cladding, incorporating approximately 10% roof lights.

Externally, the units benefit from shared loading and provide car parking spaces to the front elevation and additional have shared use of communal parking.

SPECIFICATION

The property offers a range of refurbished warehouse accommodation of various sizes benefitting from the following:

- Integral office accommodation
- Roller shutter door access loading doors
- 3 phase electricity
- Circa 5 metre eaves
- Solid concrete warehouse floors
- Ample car parking / circulations yards
- Secure yard areas





CURRENT AVAILABILITY

The units have been measured in accordance with the RICS Code of Measuring Practice and provides the following areas:-

| UNIT | SQ FT | SQ M |
|---------|--------|------------------------------------|
| 1 | | ORS Ltd |
| 2 | | Occupied |
| 3 | | Cardea Dorr Systems Ltd |
| 4 | | Cardea Dorr Systems Ltd |
| 5 | | Rico Logistics Ltd |
| 6 | | Story Decorating Group Ltd |
| 7 | | ACI Integrated Solutions Ltd |
| 8 | | Arje Vinyls |
| 9 | | Ego Restaurants Ltd |
| 10 | | Hire Sales & Testing Solutions Ltd |
| 11 | | VOSS Training |
| 12 | | Yorkstead Ltd |
| 13 | | Art Images Ltd |
| 14 | | Tal Media Ltd |
| 15 | 1,902 | 176.7 |
| 16 | 1,902 | 176.7 |
| 17 | | Auto Windscreens |
| 18 | | Clubhouse Golf |
| 19 & 20 | 20,968 | 1,947.9 |





TERMS

The properties are available on a leasehold basis only for a term of years to be agreed.

RENT

The rent is available on application.

RATING

We advise that all interested parties contact the relevant local authority to obtain the rateable value.

EPC

EPC certificates are available upon request.

LEGAL COSTS

Each party will pay their own legal costs

VAT

VAT will be payable at the prevailing rate.



VIEWING

Viewing strictly by appointment with sole retained agents Savills & BC Real Estate.

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