

# TO LET

## 6,903-15,067 sq ft (641.37-1,399.97 sq m)

- Excellent accommodation
- Sought-after location
- Good accessibility to Manchester and the regional motorway network
- Available for immediate occupation

Enter



Warehouse Accommodation

**125 Swinton Hall Road**  
**Swinton**  
**Manchester, M27 4AU**

**dh** DAVIES  
HARRISON  
REAL ESTATE  
0161 236 9999  
www.daviesharrison.com

# 125 Swinton Hall Road Swinton, Manchester, M27 4AU

HOME

LOCATION

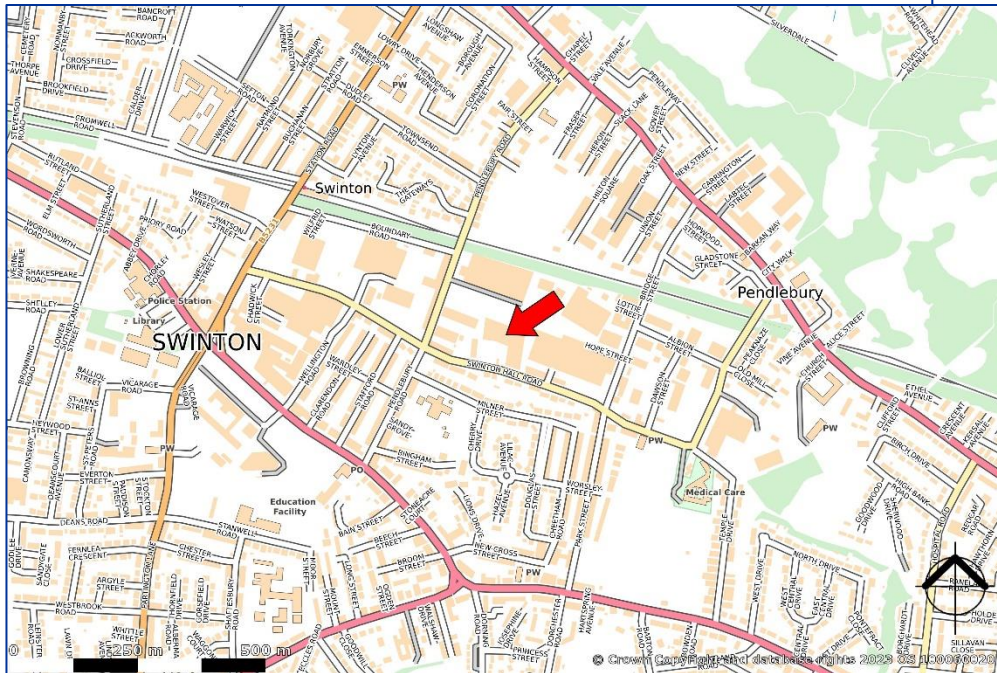
DESCRIPTION /  
ACCOMMODATION

GALLERY

FURTHER  
INFORMATION

## Location

The property is located 0.5 miles from Swinton town centre and benefits from excellent transport links being close to the A6, A580 East Lancashire Road, M61 Motorway and Junctions 14 and 16 of the M60 Motorway providing access to the national motorway network.



The established Wardley Industrial Estate is located 1.5 miles to the west.

Nearby facilities include Asda, Morrisons and Aldi superstores.

Swinton Train Station is within walking distance and nearby bus stops provide regular services to Bolton and Manchester.

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## Description

The property comprises a detached single storey frame warehouse. The available accommodation provides the following:

- PVC Coated steel roof and walls
- Sealed concrete floor
- Lighting throughout
- Combination of open plan and cellular offices
- Secured yard and car park to the front and side of the building
- Drive-in roller shutter door access

## Accommodation

The following areas are available to lease either individually or combined:

	Sq ft	Sq m
Area 1	6,903	641.37
Area 2	8,164	758.60
<b>TOTAL</b>	<b>15,067</b>	<b>1,399.97</b>

*NB. Boundary line is provided for indicative purposes only.*



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## Services

We understand all mains services are available to the property including three phase electricity, gas, mains water and drainage.

## Energy Performance Certificate

An Energy Performance Certificate is available on request.

## Rateable Value

We advise interested parties to make their own enquiries of the Local Rating Department.

## Planning

Interested parties should make their own enquiries of Salford Council Planning Department and satisfy themselves that their proposed use is accepted.

## Terms

The property is available to by way of a new full repairing and insuring lease for a term to be agreed.

## Rental

Upon application.

## VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

## Further Information and Viewings

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

**RICK DAVIES**

**07831 658804**

**rick@daviesharrison.com**

**MAX SEED**

**07712 425189**

**max@daviesharrison.com**

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September 2023