

**TO LET**



## **OPEN STORAGE SITE – CLOSE TO MANCHESTER CITY CENTRE**

**Duncan Street,  
Salford, M5 3SQ**

- Circa 0.95 acres
- Located off Regent Road (A57), M602 approx. 0.6 miles
- Manned security guard at the entrance to the wider site
- Well specified CCTV security system

## LOCATION

The property is accessed via a sloped access road from Duncan Street, from Regent Road (via Comus Street or Oldfield Road), one of the busiest arterial routes into Manchester city centre, which is approximately 1 mile to the east. The immediate area is occupied predominantly by retail and trade counter operators, however substantial redevelopment has been undertaken in recent times, including Scarborough Group International's £1bn mixed use scheme, Middlewood Locks.

Motorway access (M602, junction 3) is within approximately 0.6 miles.

## DESCRIPTION

The site comprises a level, concreted and regularly shaped plot of storage land.

The plot benefits from a manned security guard at the entrance to the wider site, and a well specified CCTV security system. The wider site is also occupied by Excalon (offices and storage) and SPM Logistics who occupy 50,000sq.ft. storage and distribution unit.

## ACCOMMODATION

The site measures approximately 0.95 acres.

## VAT

Rents are exclusive of but will be liable for VAT at the prevailing

## LEASE

A new lease on full repairing and insuring terms for a term of years to be agreed at an annual rent of **£65,000 exclusive**.

## SERVICE CHARGE

Included in the rent.

## BUSINESS RATES

The site will require it's own assessment for business rates. Hard, surfaced, fenced land as part of the wider site is currently assessed by the VOA at £4.50/m<sup>2</sup> - however interested parties are recommended to make their own enquiries with the local authority and should not rely on this information without making further enquiries.

## CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.

## VIEWING

By appointment with the sole agents,

WT Gunson:

Matthew Styles

[Matthew.styles@wtgunson.co.uk](mailto:Matthew.styles@wtgunson.co.uk)

Date of preparation: March 2023

