



PACIFIC WAY
M50 1DL

SALFORD, MANCHESTER



TO BE
REFURBISHED

TO LET
INDUSTRIAL / WAREHOUSE UNIT
17,131 SQ FT
ON LARGE SELF-CONTAINED SITE



INDUSTRIAL UNIT TO LET

17,131 SQ FT ON CIRCA 1.07 ACRES

M602

MANCHESTER CITY CENTRE

MEDIACITYUK

MUFC
(OLD TRAFFORD)

TRAFFORD PARK



DANIEL ADAMSON RD

BROADWAY

PACIFIC WAY

Manchester Ship Canal

UNIT 5 PACIFIC WAY M50 1DL

STRATEGIC LOCATION

THE PROPERTY IS SITUATED IN AN EXCELLENT LOCATION CLOSE MEDIACITYUK AND TRAFFORD PARK (THE NORTH WEST'S PRIME INDUSTRIAL LOCATION) AND WITHIN JUST A SHORT DISTANCE FROM MANCHESTER CITY CENTRE.

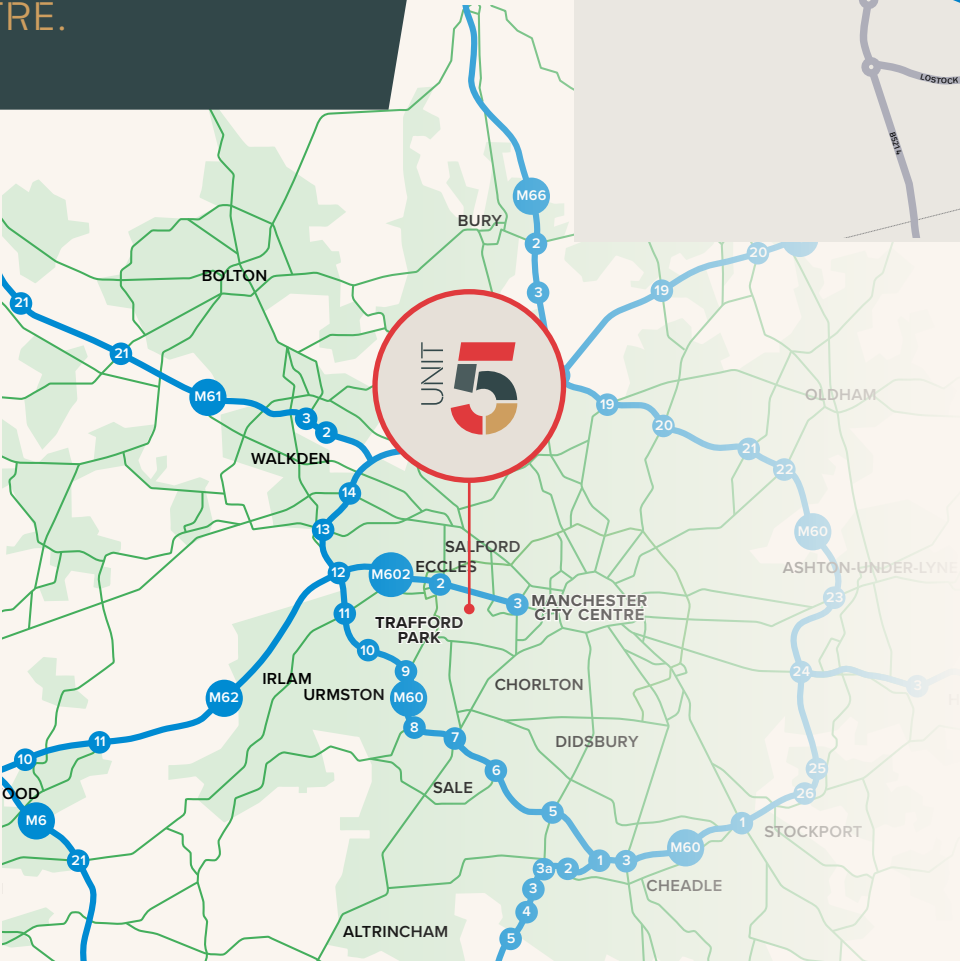
The property is accessed via Pacific Way with excellent onward links to the M60 and M602 motorways.

Liverpool is located approximately 30 miles west and Leeds is around 45 miles north east.

Eccles Railway Station is situated less than a mile to the north west of the property. Manchester Airport is located approximately 7.5 miles to the south.



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M 602

IMMEDIATE MOTORWAY ACCESS AT J11 OF THE M60 LEADING TO M62/ M602

M602 (J2)	1.3 miles	4 min
M60 (J11)	3.3 miles	7 min
M61	5.7 miles	17 mins
M62	8.2 miles	23 mins
M6	12 miles	23 mins



DRIVE TIMES

Manchester	3 miles	12 mins
Bolton	10 miles	20 mins
Warrington	16 miles	30 mins
Liverpool	30 miles	55 mins
Leeds	45 miles	1hr 0 mins
Birmingham	90 miles	2hr 10 mins
London	202 miles	4hrs 10 mins



PORT OF LIVERPOOL: 35 MILES



AIRPORTS
MANCHESTER: 10 MILES
LIVERPOOL
JOHN LENNON: 28 MILES



TRAFFORD PARK

ONE OF THE LARGEST INDUSTRIAL PARKS IN EUROPE & HOME TO LEADING OCCUPIERS

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TRAFFORD PARK

TRAFFORD PARK: THE NORTH WEST'S PRIME INDUSTRIAL & LOGISTICS LOCATION

WITHIN A 60 MINUTE DRIVE TIME:

TOTAL POPULATION OF **7.6 MILLION** PEOPLE



3.78 MILLION PEOPLE ECONOMICALLY ACTIVE

AVERAGE WAGES



27% LOWER



THAN LONDON



4 UNIVERSITIES WITHIN THE LOCAL CATCHMENT AREA

UNEMPLOYMENT **RATE 2.7%** (GB 2.4%)



FANTASTIC TRANSPORT CONNECTIONS

HOME TO THE **LARGEST INLAND FREIGHT TERMINAL** IN THE NORTH WEST



120K BUSINESSES LOCATED WITHIN 30 MIN DRIVE TIME



9 MILLION SQ M OF BUSINESS SPACE



YOU'RE IN GOOD COMPANY

Sainsbury's

L'ORÉAL

TESLA

GXO

amazon

adidas

Kellogg's

SPECIFICATION

THE BUILDING COMPRISES A MODERN WAREHOUSE/ INDUSTRIAL UNIT, ON A LARGE SELF-CONTAINED AND FENCED YARD.

The unit will undergo a full refurbishment and benefits from;



NEW CERTIFICATION AND
SERVICING THROUGHOUT



FULL GROUND AND FIRST FLOOR
OFFICE DECORATION



NEW DOUBLE
GLAZED WINDOWS



EAVES HEIGHT
OF 5 METRES



MODERN STEEL PORTAL
FRAME WAREHOUSE



1 X LEVEL ACCESS
LOADING DOOR



SOLID CONCRETE
FLOOR



OFFICE ACCOMMODATION
Arranged over ground & first floor



SECURE &
SELF-CONTAINED SITE

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FLOOR AREA

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice. The floor areas are provided below.

Accommodation	Sq M	Sq Ft
Ground (warehouse)	851.43	9,165
Ground (ancillary)	404.79	4,357
First (office/showroom)	335.26	3,609
TOTAL	1,591.48	17,131

Site area c.1.07 acres



FURTHER INFORMATION

TERMS

The unit is available by way of new Full Repairing and Insuring Lease on terms to be agreed.

RENT

On application.

RATES & SERVICE CHARGE

Tenants will be responsible for payment of business rates.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is available upon request.



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PEEL WATERS
WATERSIDE REGENERATION