

# Westlink Business Park

James Corbett Road Salford M50 1DE

Warehouse | 1,913 ft<sup>2</sup>



CCTV



Car parking



Communal yard



2 miles from  
Manchester City  
Centre



Roller shutter doors



5 m eaves height

Available to Let

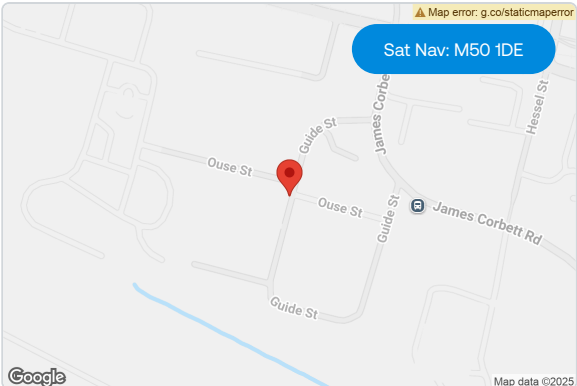


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## Description

These single-storey units offer warehouse space with office accommodation. The warehouse has a 5 metre eaves height and roller shutter access, and there is a shared yard and ample parking outside. The building is of steel portal frame construction with profile steel cladding above. The roof is metal clad with approximately 10% roof lights.



## Location

The property is conveniently located off James Corbett Way which is accessed from Eccles New Road which benefits from the West 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.

## Further information

**EPC**  
U13  
- B

**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
U13	Warehouse	1,913	Immediately	2,075
Total		1,913		

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