



OPENSITE
Premium Open Storage

TO LET: OPENSITE MANCHESTER

32.5 acres (13.15 hectares) of lettable Class 1 open storage land
Manchester's Number One Dedicated Open Storage Site

WARRINGTON
←

MANCHESTER
↓





www.open-site.co.uk/manchester



OPEN SITE
Premium Open Storage

DESCRIPTION

The site totals 32.5 acres of lettable Class 1 open storage land, scoring 76/100 on the Carter Jonas Open Storage classification matrix (<https://www.carterjonas.co.uk/commercial/open-storage/classifying-sites>).

The site is mostly level and benefits from a concrete and tarmac surface. The site is secure with 24 hour security at the gate, and plots can be demarked with fencing.

There are services available. The landlord is in the process of upgrading the site by improving the surfacing and fencing, and deploying improved services to create a premium open storage offering.

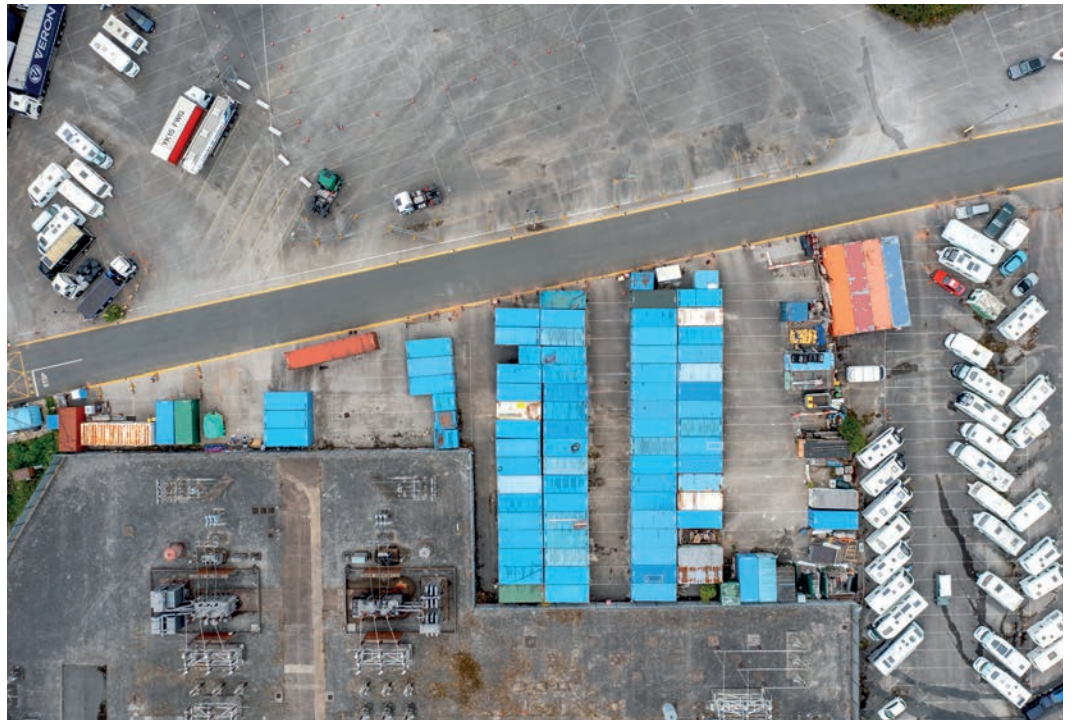
Plots are available from 0.76 acre (33,106 sq ft).

KEY POINTS

- The North West's largest dedicated open storage site
- Prime Class 1 open storage scoring 76/100 on the CJ OS Classification Matrix
- Strategic south west Manchester location
- Only c.6 miles to the M6 motorway
- Excellent road network connectivity
- Suitable for a variety of open storage users
- Range of plot sizes available









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LOCATION

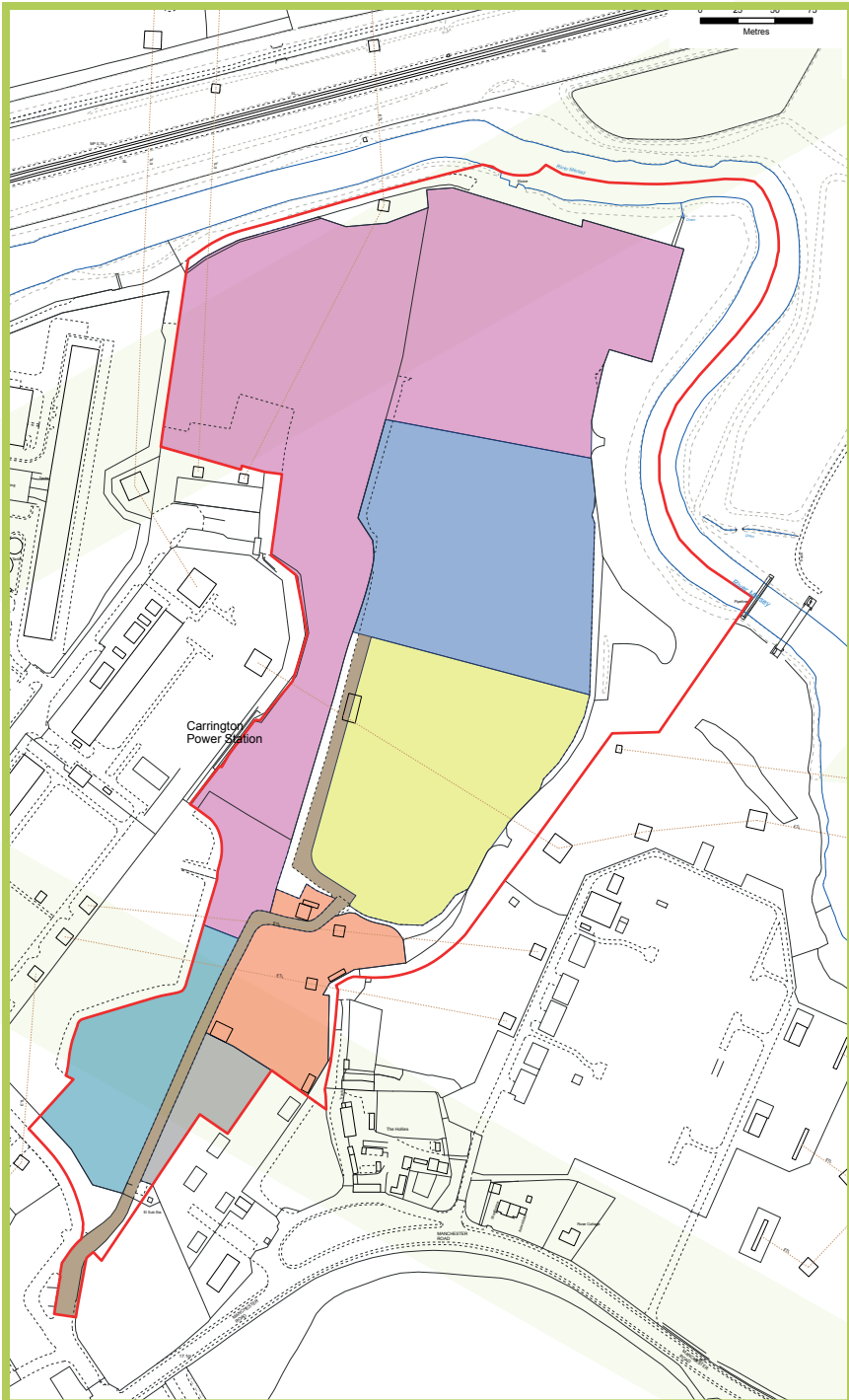
The site is adjacent to Carrington Power Station, off Manchester Road (A6144), Carrington.

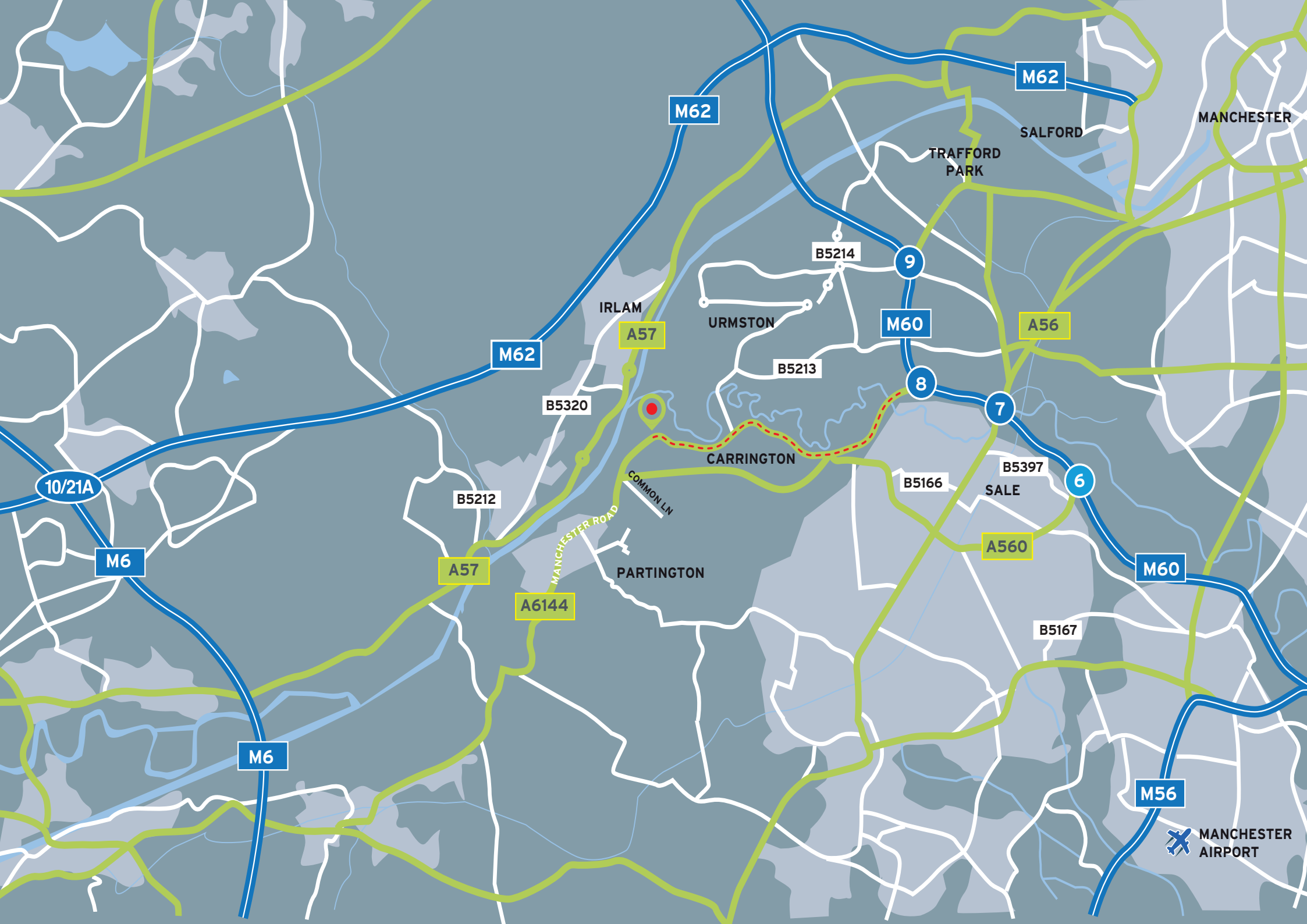
It benefits from an excellent strategic location close to a number of major arterial routes and primary urban centres in the North West. Distances and travel times to key locations and motorway links are shown in the table below.

	Miles	Minutes
MANCHESTER CITY CENTRE	8.0	22
TRAFFORD PARK	5.2	13
WARRINGTON	10.0	24
J8 M60	3.6	8
J1 M602	11.8	25
J12 M62	11.8	25
J21 M6	6.6	13

ACCOMMODATION

Plot	Acres	KEY
1	15.38	
2	5.63	
3	5.4	
4	2.13	
5	0.76	
6	2.22	





MANCHESTER

SALFORD

TRAFFORD PARK

M62

M62

9

M60

A56

IRLAM

URMSTON

B5214

B5213

M62

A57

B5320

8

7

CARRINGTON

10/21A

M6

B5212

B5166

B5397

6

COMMON LN

A560

M60

MANCHESTER ROAD

PARTINGTON

A57

A6144

B5167

M6

M56

MANCHESTER AIRPORT



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Drive times from Carrington	Mins
Manchester	33
Liverpool	58
Northampton	148
Bristol	175
Newcastle	186
London	230
Glasgow	234

ACCOMMODATION

The site will be comprehensively upgraded by the landlord and will include improved surfacing, drainage, water, power and security.

TERMS

Lease terms to be negotiated with the landlord. Lease terms of up to 20 years are available.

USES

The site is suitable for a range of occupiers

OPENSITE

Opensite is a dedicated and specialist open storage operator with a portfolio of sites located in highly strategic locations throughout the country.

Please get in touch if you have any further requirements.

Carter Jonas

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