

**FOR SALE**



Upon instructions of Leonard Curtis Business Solutions Group

**LANDWOOD  
GROUP**



**Swinton Electroplating Limited, Oak Street, Pendlebury, M27 4FL**

## **Extensive detached warehouse complex**

- 1 mile from the M60
- Freehold
- Circa 47,500 sq.ft. over two floors
- Offices to the first floor
- Two car parks with circa 39 spaces in total

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## Location

The site is located in Swinton, which is approximately 3.5 miles to the west of Salford and around 7 miles from Manchester City Centre.

The property is located on Oak Street which has a range of industrial occupiers to include Fresh Waste, JSP Hauliers Ltd and a fashion warehouse. Oak Street is accessed from the main A666, Bolton Road. The A580 and the A6 are also in close proximity.

## Description

The property comprises an extensive detached warehouse complex with offices and two surfaced car parks.

It was previously used as an electroplating business and therefore there are chemicals which require removing.

The building is part two storey and part single storey with offices to the first floor. The two-storey part of the building is constructed with a concrete frame and has an eaves height of 3.8m. The first floor comprises workshop accommodation, staff canteen, WCs, offices and meeting rooms.

There is also a steel framed section, which provides further warehouse space which has an eaves height of circa 8.9m. There is a roller shutter door to the side elevation which is accessed via Oak Street which measures 5m wide by 4.8m high.

## Accommodation

Approximate floor areas are as follows:

Description	Sq.m	Sq.ft
Ground floor (steel framed section)	2,033	21,883
Ground floor (concrete framed section)	1,186	12,767
First floor (concrete framed section)	1,186	12,767
<b>Total</b>	<b>4,405</b>	<b>47,417</b>

## Services

All mains' services appear to be connected to the property including electric, water, gas and drainage.

## Tenure

The premises are held freehold under Title Number LA201843.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

Offers in the region of £950,000 STC

## EPC

The EPC rating is E.

## Viewings

Strictly by appointment.

## Amy Selfe

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