



 **0**  
Bedroom

 **0**  
Bathroom



**\*\*Available Now\*\*** C & R City are proud to present this rare opportunity to acquire a substantial and versatile light industrial unit on the ever popular Bridge Street in Swinton. Extending to an impressive 11,488 sq ft (1,067.3 sq m), this outstanding property offers a bright, open plan layout that can be easily adapted to suit a wide range of business needs—whether for storage, logistics, manufacturing, or creative workspace (subject to planning).

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The unit is well presented throughout and benefits from a dedicated loading bay, ensuring seamless operations and efficient deliveries. A selection of private office suites provides the perfect balance between operational space and administrative functionality. Further enhancing its appeal, the property includes generous storage areas, staff facilities, and a fitted kitchen, creating a practical and comfortable working environment. Externally, the unit occupies a substantial plot with extensive outdoor space, offering ample parking for multiple vehicles, a valuable asset for growing businesses.

Business rates apply. Interested parties should confirm details with the Valuation Office Agency.

**Location:** Situated in the established commercial area of Swinton, this property benefits from excellent transport links and strategic connectivity across Greater Manchester and beyond. The unit is just a short distance from Swinton town centre, providing access to a wide range of local amenities, retail, and services, while also being positioned within a well-established industrial and business location.

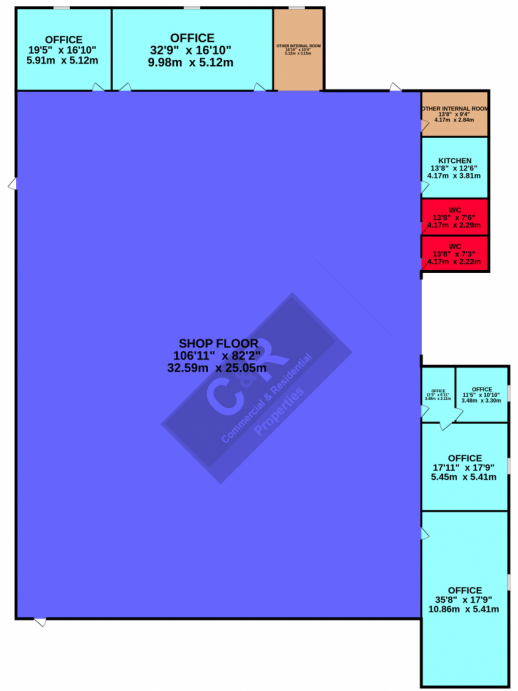
**Rail Connections:** The property is ideally located within close proximity to several train stations, including Swinton Station (approx. 0.7km), offering regular direct services into Manchester and the wider North West.

**Public Transport:** A number of frequent bus routes operate within walking distance, providing convenient access to Manchester city centre and surrounding areas.

**Road & Motorway Access:** The property enjoys excellent road connectivity, with easy access to the A580 (East Lancashire Road). The nearby M60 and M61 motorway networks provide seamless connections across the region and to the national motorway network, making the location ideal for logistics and distribution.

**Regional Accessibility:** Manchester city centre is approximately 15–20 minutes' drive, while the wider Greater Manchester area is easily accessible, making this an ideal base for regional operations.

GROUND FLOOR  
11488 sq.ft. (1067.3 sq.m.) approx.



C & R PROPERTIES  
TOTAL FLOOR AREA: 11488 sq.ft. (1067.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency

A B C D E F G

**EPC**

Coming soon

