



CITRUS
COMMERCIAL CIRCLE



Units To Let - Mount Skip Lane, Little Hulton/Walkden, Manchester, M28

2,500 sq ft - £2,900 PCM
15,000 sq ft - £12,500 PCM
26,000 sq ft - £19,500 PCM

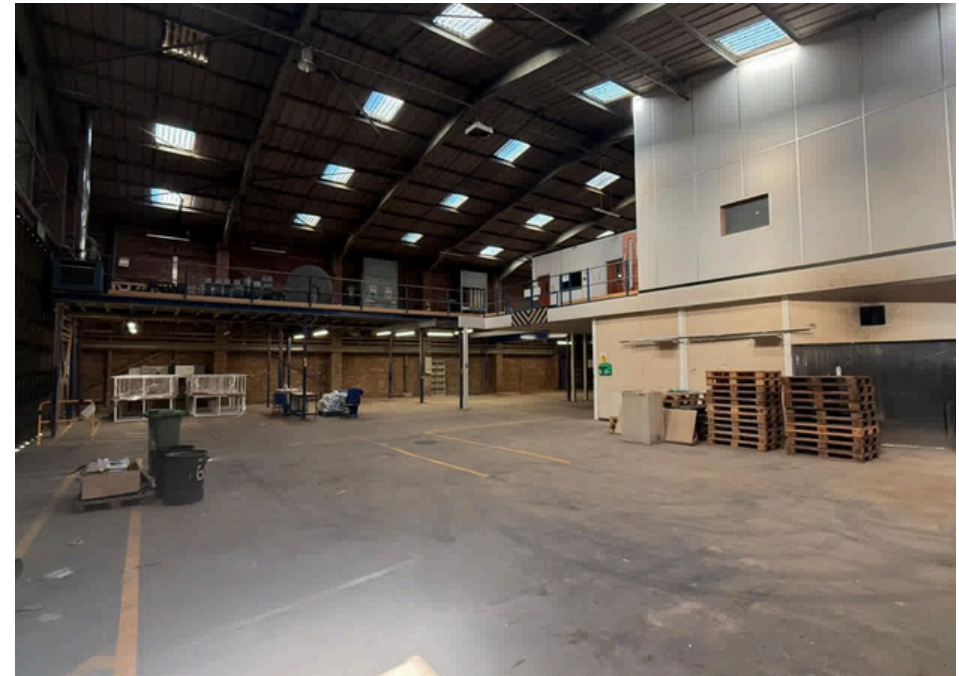
- Self-contained industrial / warehouse premises
- Eaves height in excess of 7 metres
- Three-phase electricity supply
- Large roller shutter access
- Extensive yard areas
- Suitable for storage, workshop or trade uses (STP)
- Good internal condition
- Located in Little Hulton, Salford (M28)
- Excellent road links to M60, M61 and A6

North Manchester Office: Atrium House, 574 Manchester Road, Bury, BL9 9SW
Central Manchester Office: 10 St John St, Deansgate, Central Manchester, M3 4DY

0161 383 1806
info@citruscommercialcircle.co.uk

Units To Let - Mount Skip Lane, Little Hulton/Walkden, Manchester, M28

A well-maintained self-contained industrial / warehouse unit located in Little Hulton, Manchester, offering flexible accommodation suitable for storage, distribution, workshop or trade-related operations (subject to the necessary consents).



The unit benefits from excellent internal clearance with eaves height in excess of 7 metres, making it particularly suitable for racking, storage or other operational uses requiring generous vertical space.

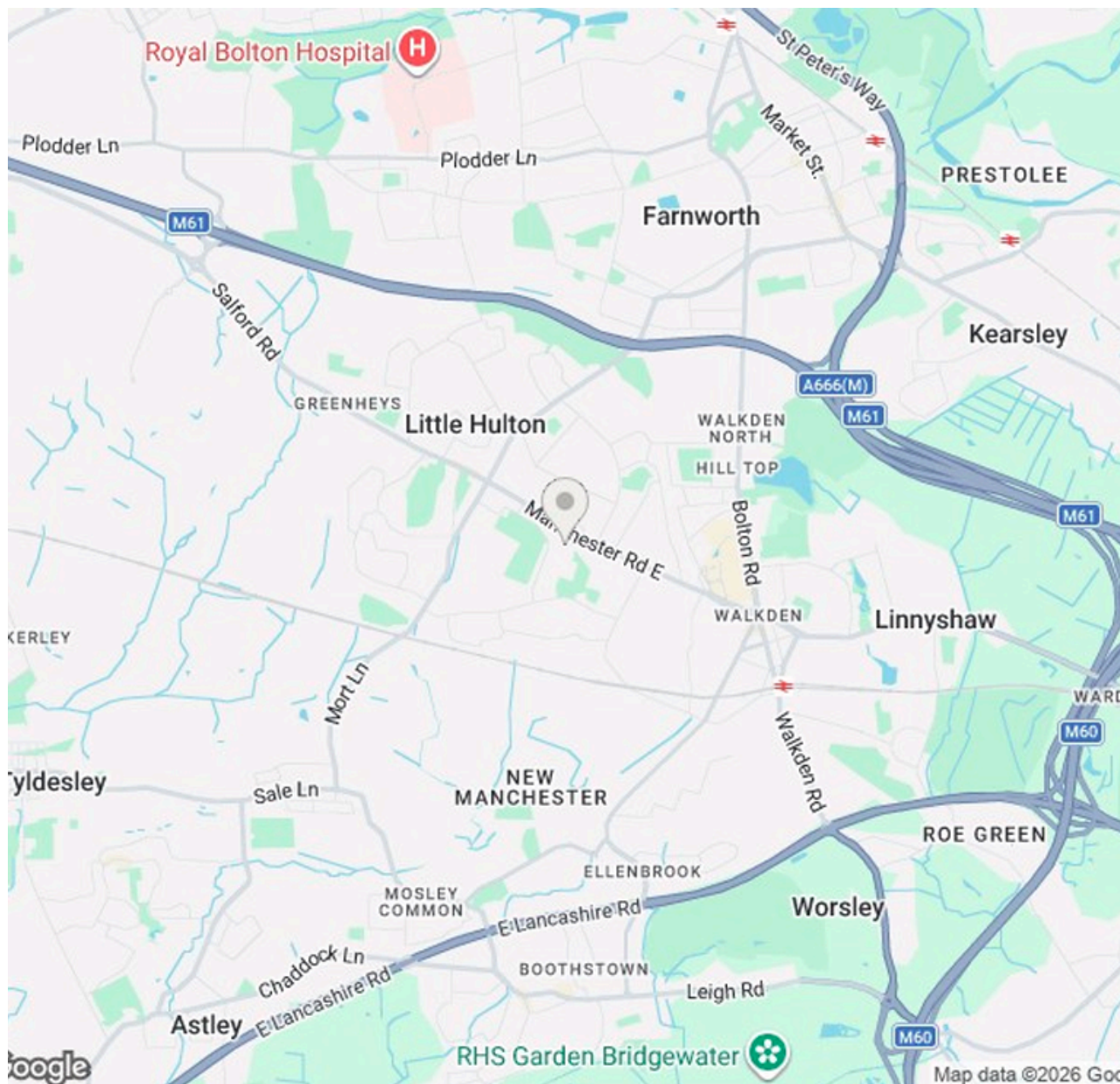
Access to the premises is provided via a large roller shutter door, allowing convenient loading and vehicle access. The property also benefits from three-phase electricity, supporting a variety of industrial and manufacturing requirements.

Externally, the property benefits from extensive yard areas, providing valuable space for vehicle manoeuvring, loading operations, outdoor storage or additional parking. The premises are presented in good condition throughout and offer practical, ready-to-use industrial accommodation.

Little Hulton forms part of the City of Salford, located approximately 9 miles west of Manchester city centre. The area is well established with a mixture of residential neighbourhoods and commercial activity, making it a popular location for local businesses and trade operators.

The location benefits from excellent road connectivity, with convenient access to the M60 motorway, M61 motorway and nearby arterial routes including the A6, providing straightforward connections across Greater Manchester and the wider North West.





Location

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Viewings

Viewings by arrangement only.

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James Byrne

Senior Negotiator

07501 883220

David Smith

Senior Negotiator

07501 035218

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