



**CITRUS**  
COMMERCIAL CIRCLE



## Units To Let - Smithfold Lane, Little Hulton, Manchester, M28

£2,900 Per Month - 2,500 sq ft

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

# Units To Let - Smithfold Lane, Little Hulton, 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.

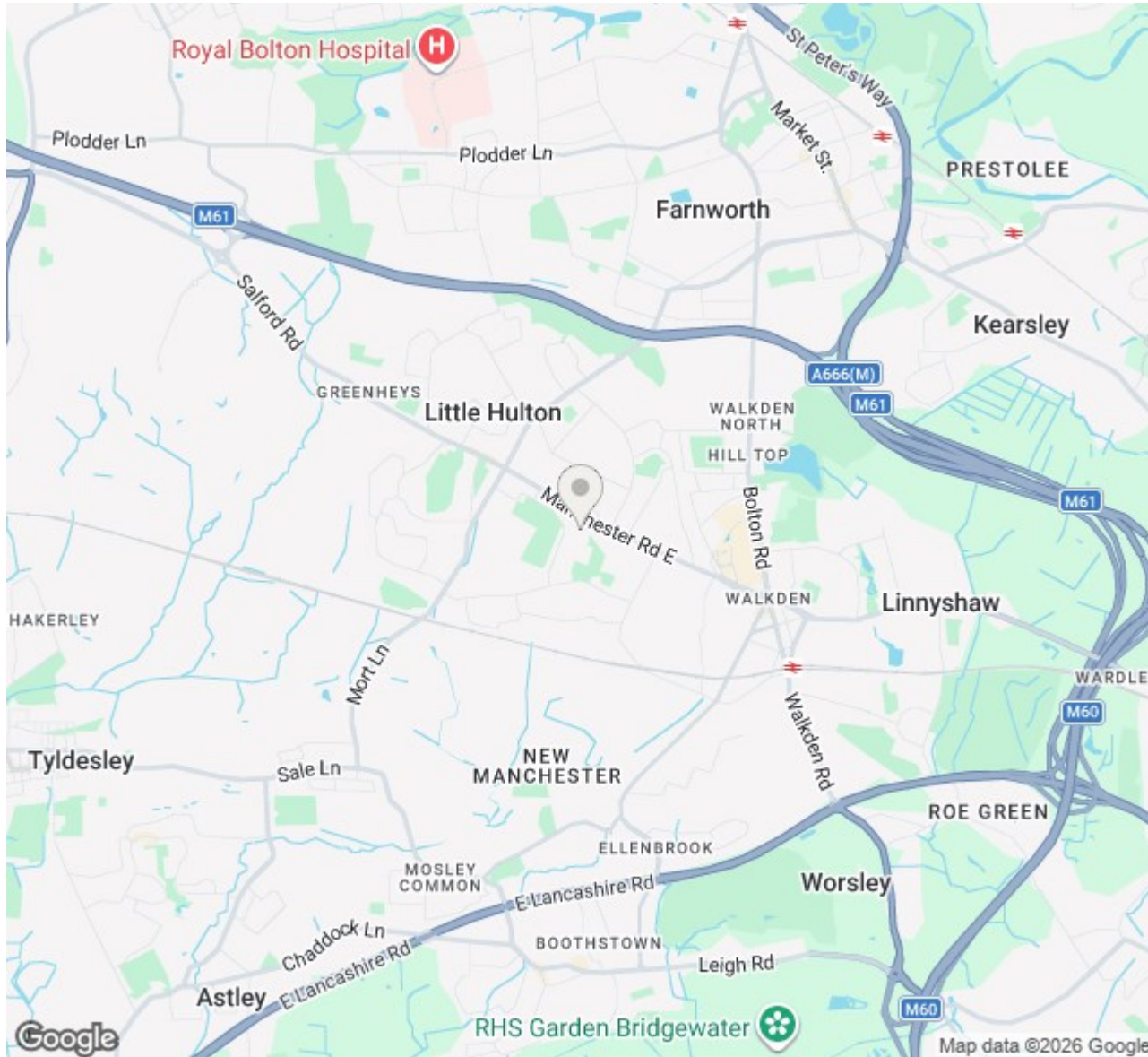
Access to the premises is provided via a large roller shutter door, allowing convenient loading and vehicle access. The property also benefits from three-phase electricity, supporting a variety of industrial and manufacturing requirements.

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.

### Citrus Commercial Circle

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