



CITRUS
COMMERCIAL CIRCLE



Yard/Forecourt To Let - Towngate Business Centre, Lester Rd, Walkden, Salford, Manchester, M38 POA

- Capacity for approximately 120 vehicles
- Fully secure forecourt layout
- Suitable for car sales, storage or fleet use (STP)
- Prime Walkden (Salford) location
- Close proximity to Ellesmere Shopping Centre
- Strong surrounding retail and commercial presence
- Excellent road connectivity to M60 and M61
- Price on Application

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An excellent opportunity to lease a secure and well-positioned car forecourt within the highly sought-after Walkden area of Salford, offering a strong and established commercial trading location.



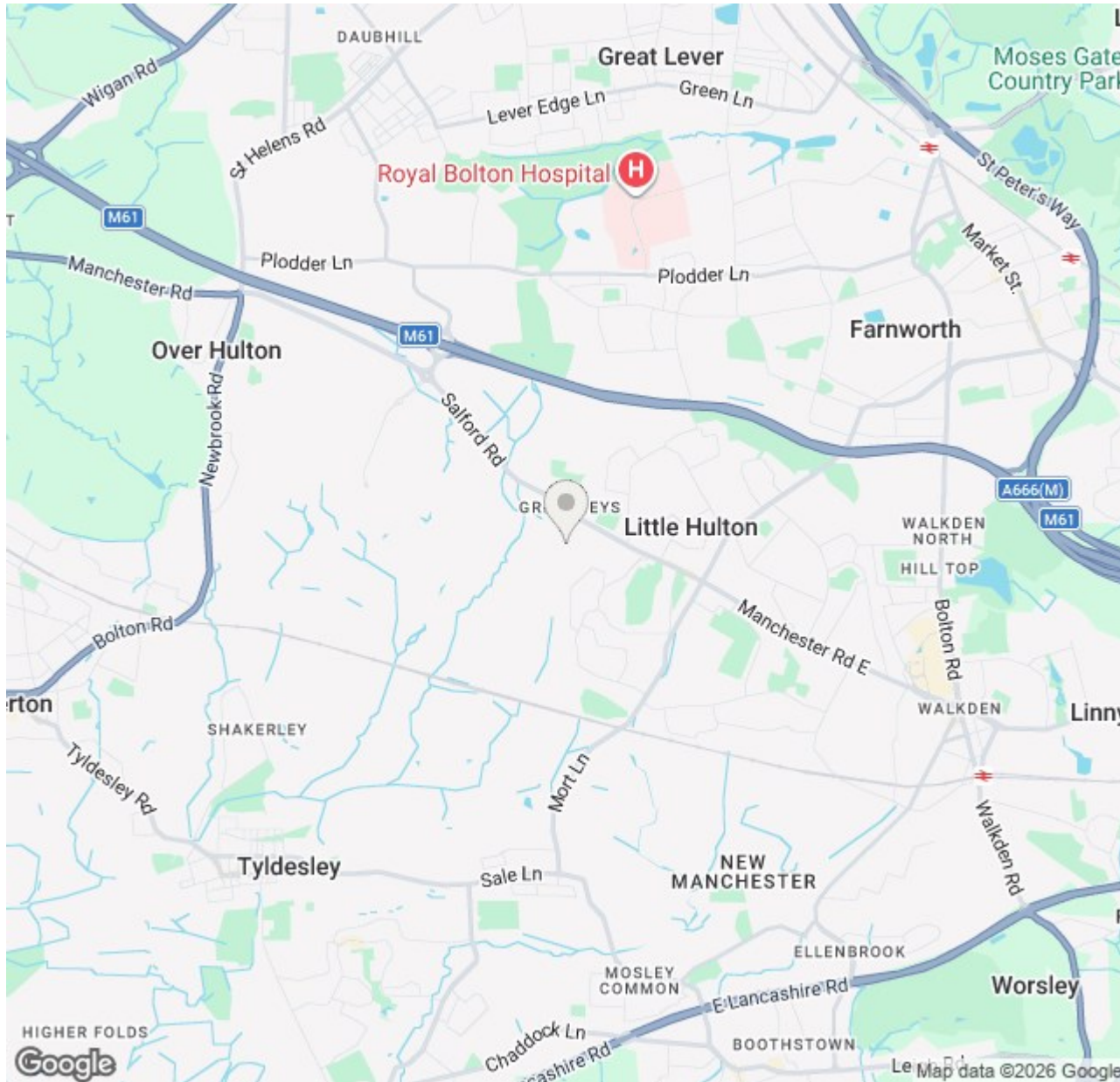
The site provides capacity for approximately 120 vehicles, making it ideally suited to car sales, vehicle storage, fleet operations or automotive-related uses (subject to the necessary consents). The forecourt benefits from a fully secure layout, providing peace of mind for operators managing high-value stock or vehicle fleets.

Strategically located just minutes from Ellesmere Shopping Centre, the property benefits from excellent exposure and convenience, with nearby occupiers including Marks & Spencer, Tesco Extra, Total Fitness, Pets at Home, Poundland, Greggs, Nando's and Subway, creating a busy and well-established retail catchment with strong footfall.

The location also offers excellent road connectivity, with convenient access to the M60 motorway, M61 motorway and surrounding arterial routes, making it ideal for operators requiring strong regional access.

This represents a rare opportunity to secure a large, secure and highly accessible forecourt within a prime retail and commercial location.





Location

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Viewings

Viewings by arrangement only.

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