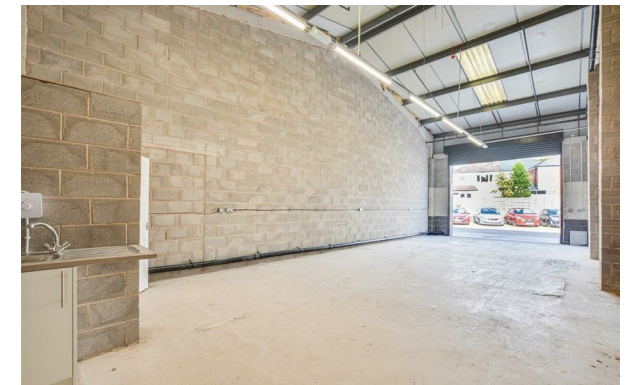




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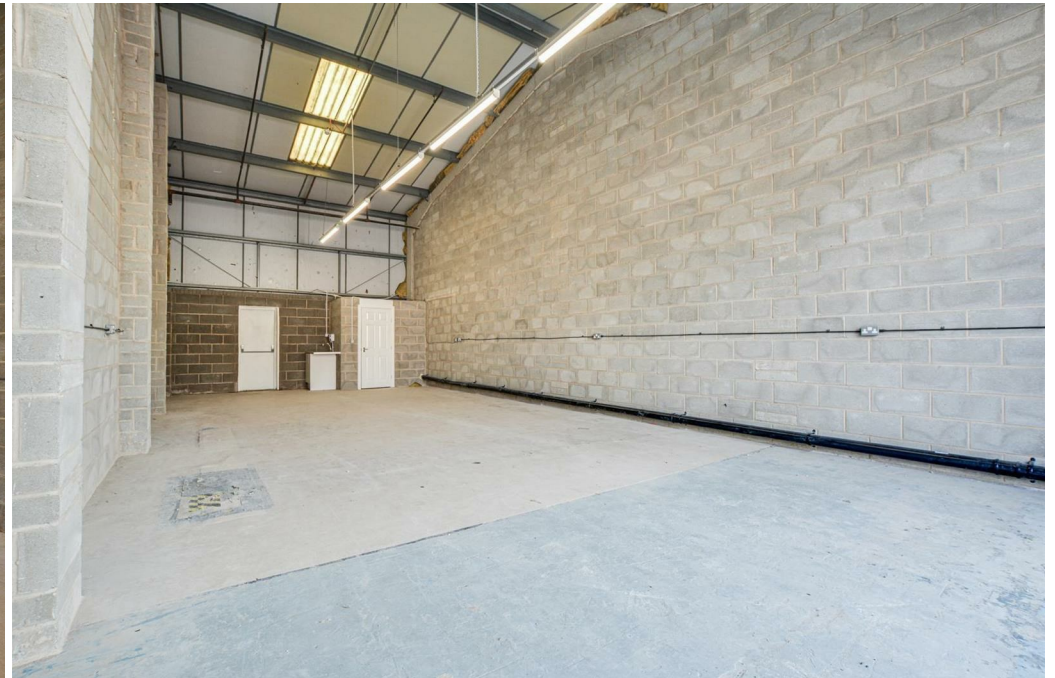
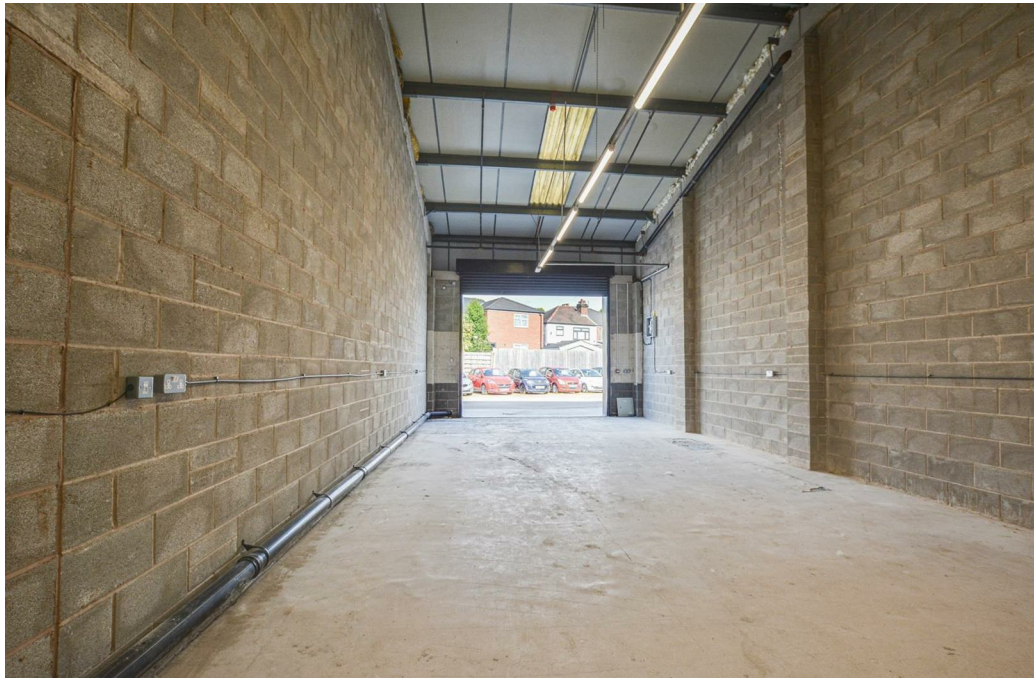


Industrial / Warehouse Unit To Let - Towngate Business Centre, Lester Rd, Walkden, Salford, Manchester, M38 POA

- Self-contained industrial / warehouse unit
- Large roller shutter door access
- Strong surrounding retail and commercial presence
- Eaves height in excess of 7 metres
- Extensive yard for loading, storage and parking
- Excellent connectivity to M60, M61 and A6
- Three-phase electricity supply
- Located close to Ellesmere Shopping Centre, Walkden

Industrial / Warehouse Unit To Let - Towngate Business Centre, Lester Rd, Walkden, Salford, Manchester, M38

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



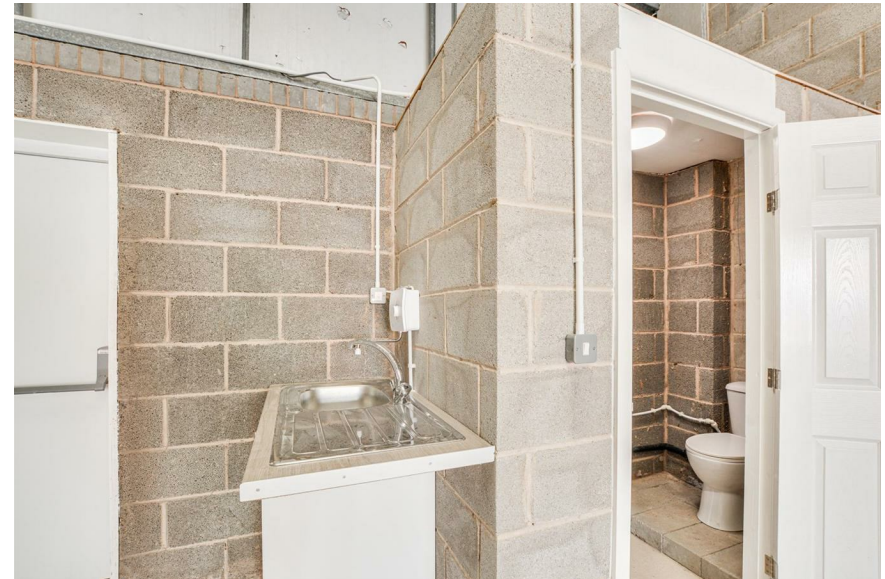
The unit benefits from excellent internal clearance, with eaves height in excess of 7 metres, making it ideal for racking, bulk storage or operational uses requiring generous vertical space. Access is provided via a large roller shutter door, allowing efficient loading and vehicle access, and the unit is equipped with three-phase electricity, supporting a wide range of industrial and manufacturing requirements.

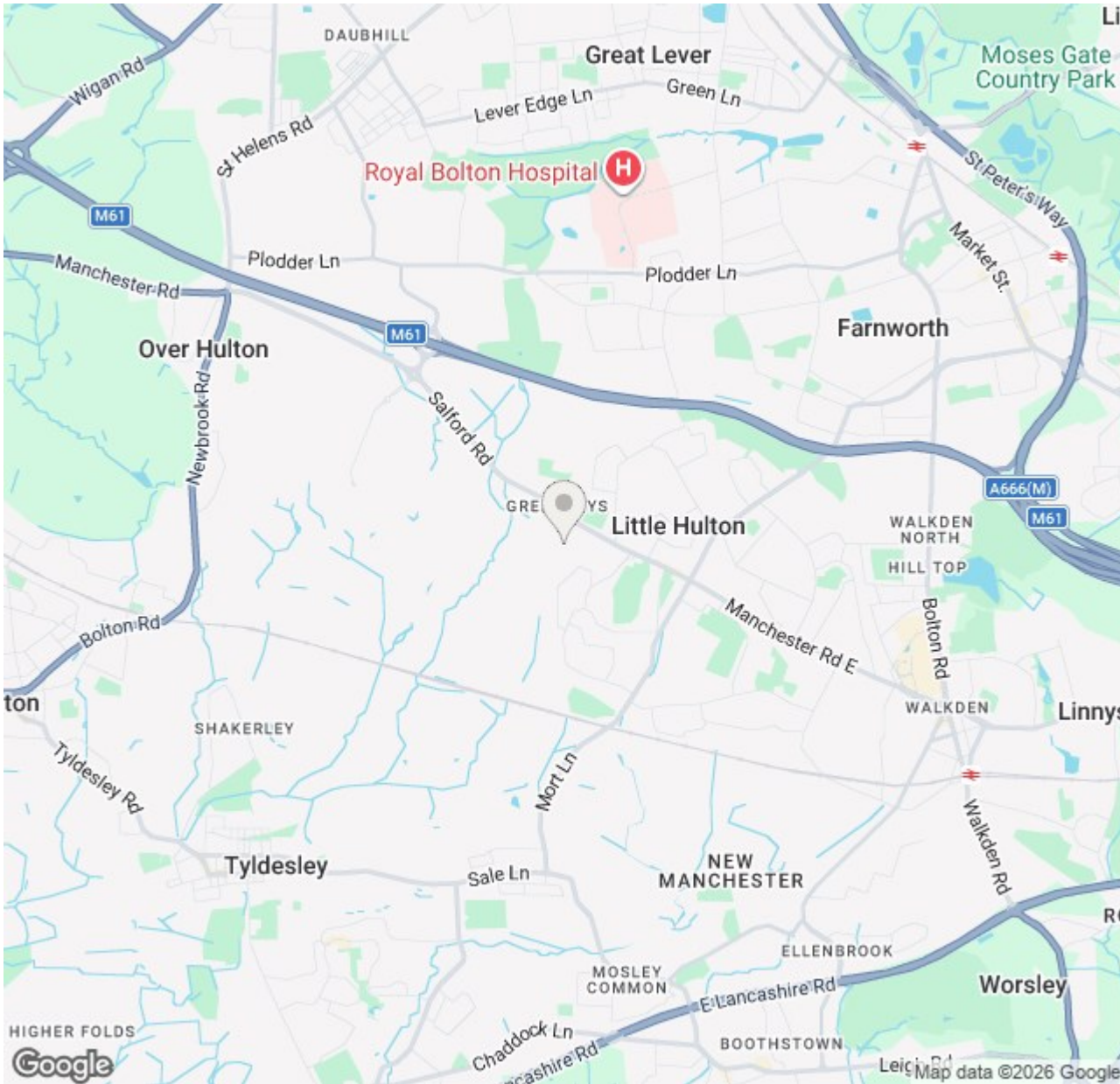
Externally, the property benefits from extensive yard areas, providing valuable space for vehicle manoeuvring, loading operations, outdoor storage or additional parking. The premises are presented in good condition throughout and offer practical, ready-to-occupy industrial accommodation.

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

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

This represents a standout opportunity to secure well-located industrial space with yard provision in a busy and well-connected commercial location.





Location

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Viewings

Viewings by arrangement only.

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