



CITRUS
COMMERCIAL CIRCLE



Yard/Forecourt To Let – Mount Skip Lane, Little Hulton / Walkden, Salford, Manchester, M38

3500 sq ft - £2,950 PCM

- Secure commercial forecourt approximately 3,500 sq ft
- Capacity for approximately 35 vehicles
- Fully enclosed and secure site
- Suitable for car sales, vehicle storage or fleet use (STP)
- Located behind established office accommodation
- Excellent vehicle access and circulation
- Prime Walkden / Little Hulton location
- Close proximity to Ellesmere Shopping Centre
- Strong surrounding retail and commercial presence

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

The site extends to approximately 3,500 sq ft and provides capacity for around 35 vehicles, making it ideally suited to car sales, vehicle storage, fleet parking, contractor vehicle storage or other automotive-related uses, subject to the necessary consents.

Positioned to the rear of a well-established office building, the forecourt benefits from a secure and private setting whilst remaining easily accessible for both staff and customers. The site offers practical vehicle access and manoeuvring space, making day-to-day operations straightforward and efficient.

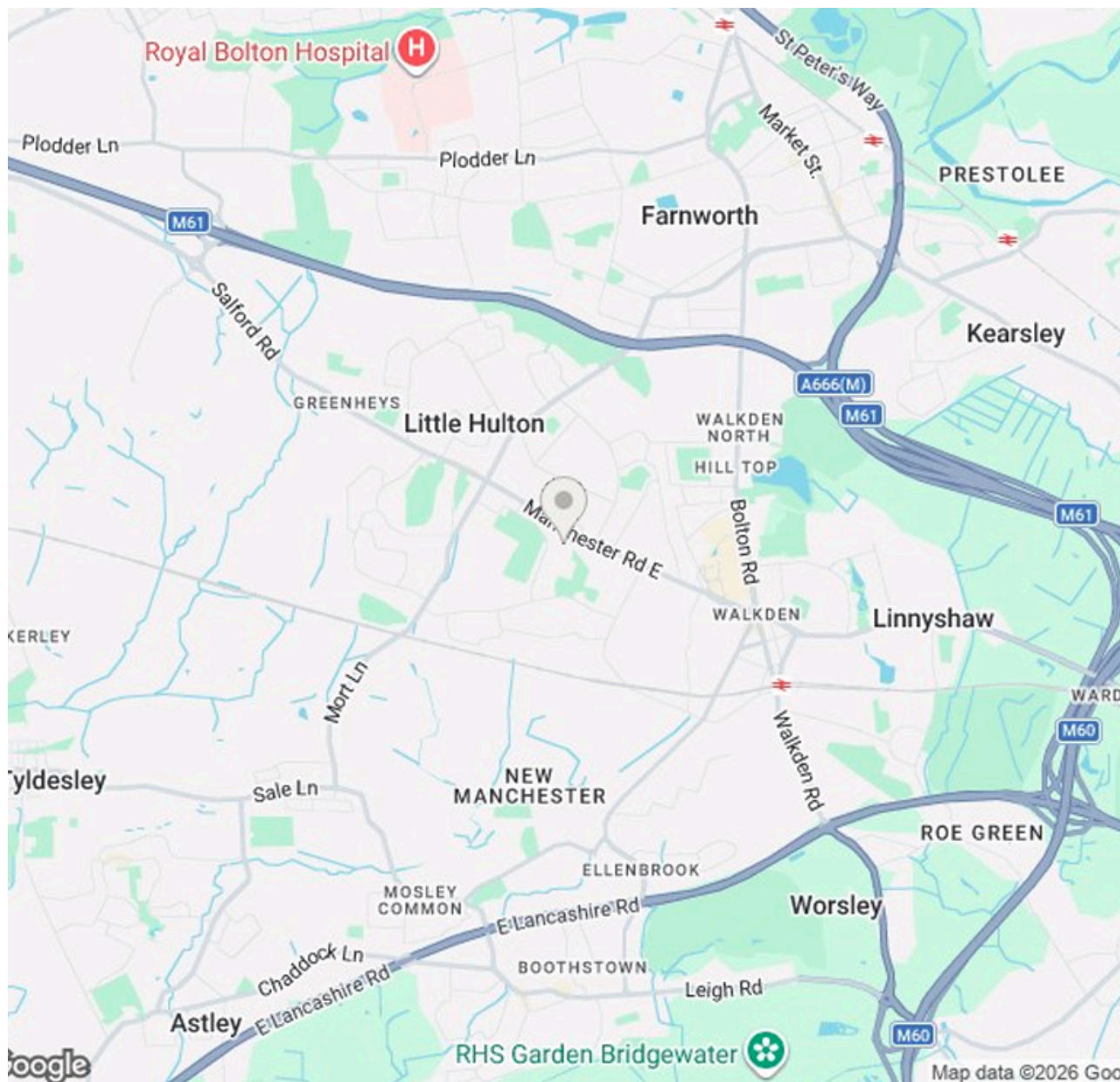
The fully enclosed nature of the site provides additional security and peace of mind for occupiers storing vehicles, equipment or high-value assets.

Strategically located just minutes from Ellesmere Shopping Centre, the property benefits from excellent accessibility and a strong surrounding commercial environment. Nearby occupiers include Marks & Spencer, Tesco, Total Fitness, Pets at Home, Poundland, Greggs, Nando's and Subway, creating a busy and well-established retail catchment that attracts significant daily footfall and vehicle movements.

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

This represents a rare opportunity to secure a flexible, secure and highly accessible vehicle forecourt within one of Salford's most established commercial locations.





Location

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

Viewings

Viewings by arrangement only.

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