



CITRUS
COMMERCIAL CIRCLE



Land at 187 Edge Lane, Droylsden, Manchester, M43

POA

An excellent opportunity to lease a secure, gated and well positioned yard space within the highly sought-after Droylsden area of Manchester, offering a strong and established commercial trading location.

Land at 187 Edge Lane, Droylsden, Manchester, M43

- Flexible secure and gated commercial land available
- Approximately 3 minutes' drive to Droylsden town centre
- Suitable for a wide range of uses including automotive, container storage, showroom and leisure
- Good vehicular access and potential for on-site parking or display areas
- Well located for access to Manchester city centre and surrounding boroughs
- Excellent road connectivity with easy access to the M60 motorway
- Established commercial location with strong local catchment



An excellent opportunity to lease a secure, gated and well positioned yard space within the highly sought-after Droylsden area of Manchester, offering a strong and established commercial trading location.

The site extends to approximately 30,000sqft and can be split to accommodate smaller requirements, providing flexibility for a range of occupiers. The site has been newly tarmacked making it ideally suited to car sales, vehicle storage, container storage and plant hire. (Subject to the necessary consents).

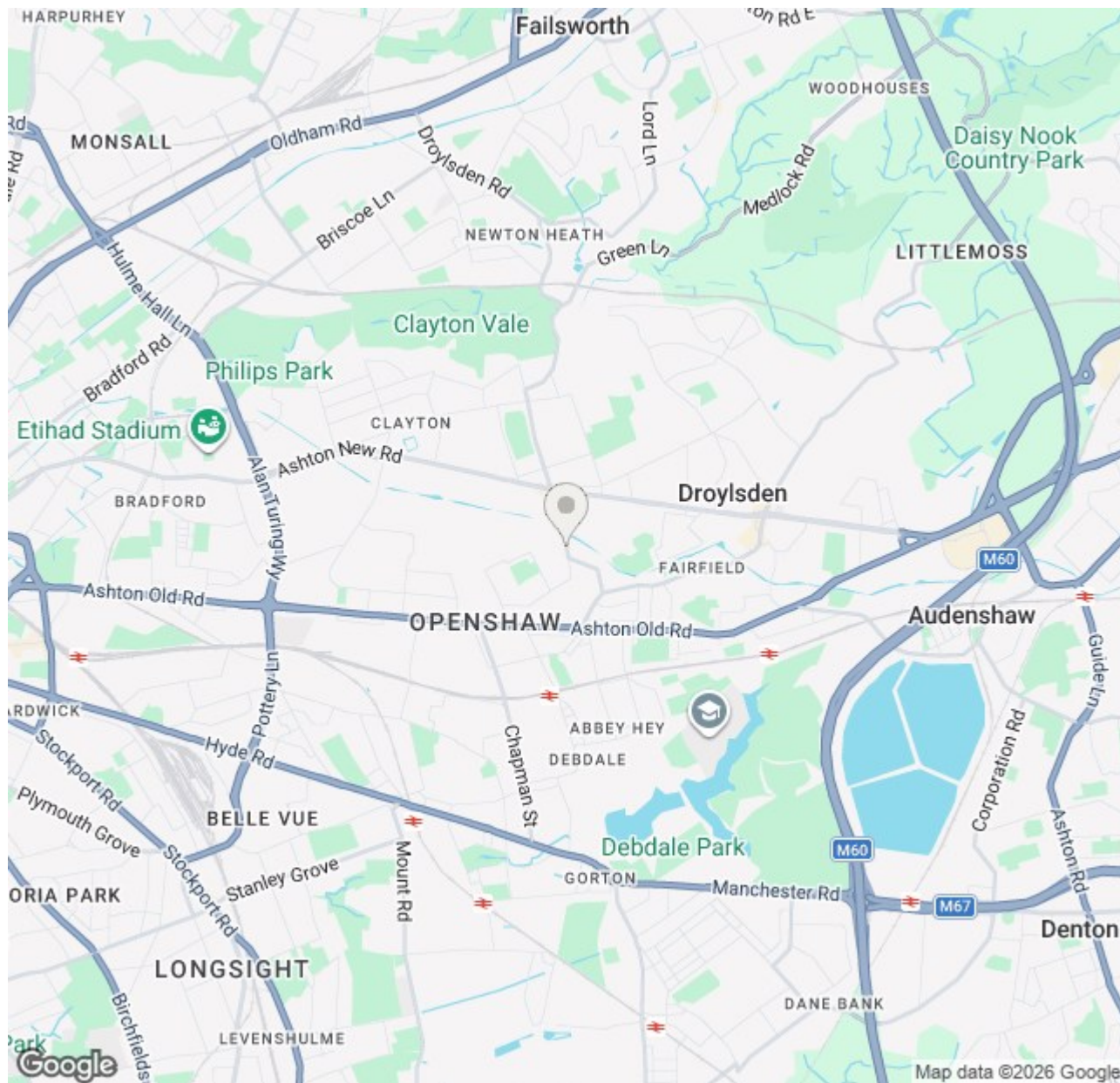
The site benefits from a fully secure layout, providing peace of mind for operators managing high value stock or vehicle fleets, and offers practical access and circulation throughout.

Strategically located just minutes from Droylsden town centre, the site benefits from excellent exposure and convenience.

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

This represents a rare opportunity to secure a large, flexible and highly accessible yard space within a prime commercial location in Droylsden.





Location

Strategically located just minutes from Droylsden town centre, the site benefits from excellent exposure and convenience.

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

Viewings

Viewings by arrangement only.

Citrus Commercial Circle

0161 383 1806

info@citruscommercialcircle.co.uk

James Byrne

Senior Negotiator

07501 883220

David Smith

Senior Negotiator

07501 035218

Important Notice Citrus Commercial Circle for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Citrus Commercial Circle has any authority to make or give any representations or warranty in relation to this property.



CITRUS
COMMERCIAL CIRCLE