

EVOLUTION

AGECROFT COMMERCE PARK
SALFORD, M27 8UJ

UNIT 1: 130,286 SQ FT

UNIT 2: 70,701 SQ FT

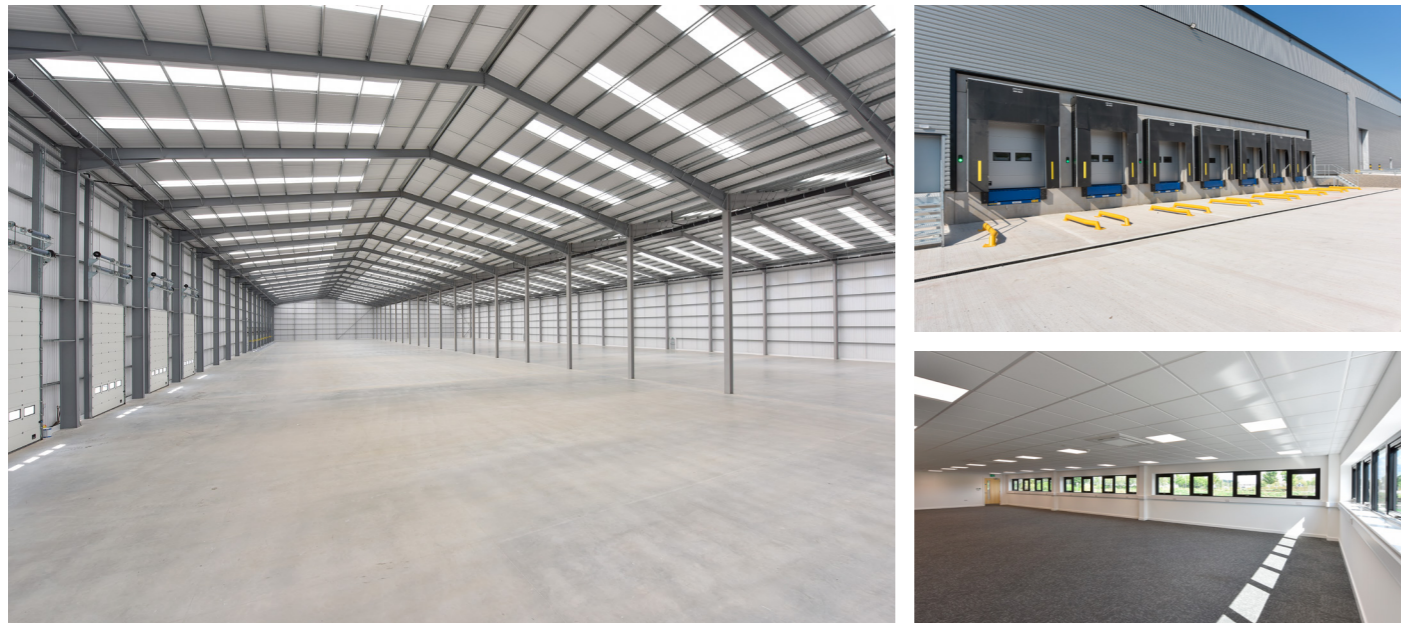


NEW, HIGH QUALITY WAREHOUSES
IMMEDIATELY AVAILABLE TO LET

UNIT 1 - 130,286 SQ FT



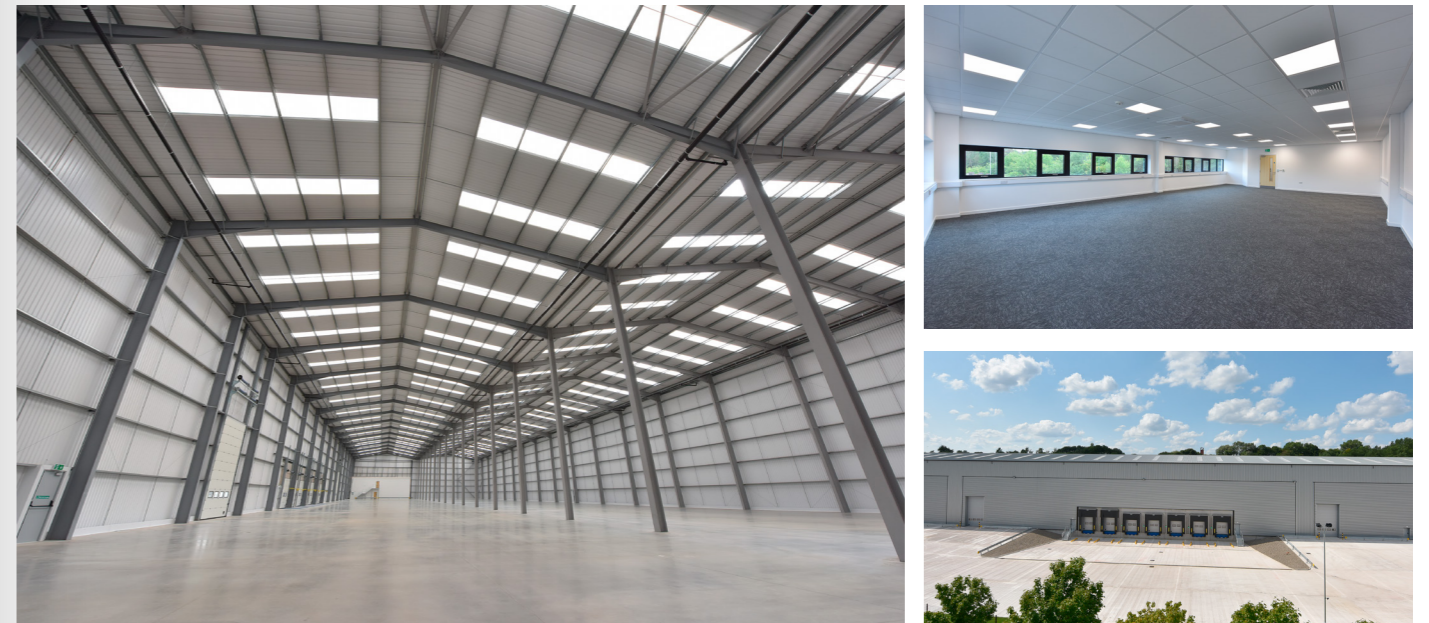
- 12 m eaves height
- 13 dock leveller access doors
- 4 level access doors
- Floor loading 50 kN/sq m
- 50 m secure yard
- 67 car parking spaces
- 15% roof lights
- 4,571 sq ft 2 storey office
- B8 consent
- Power supply 300 kVA
- EPC Rating A
- Very good BREEAM rating



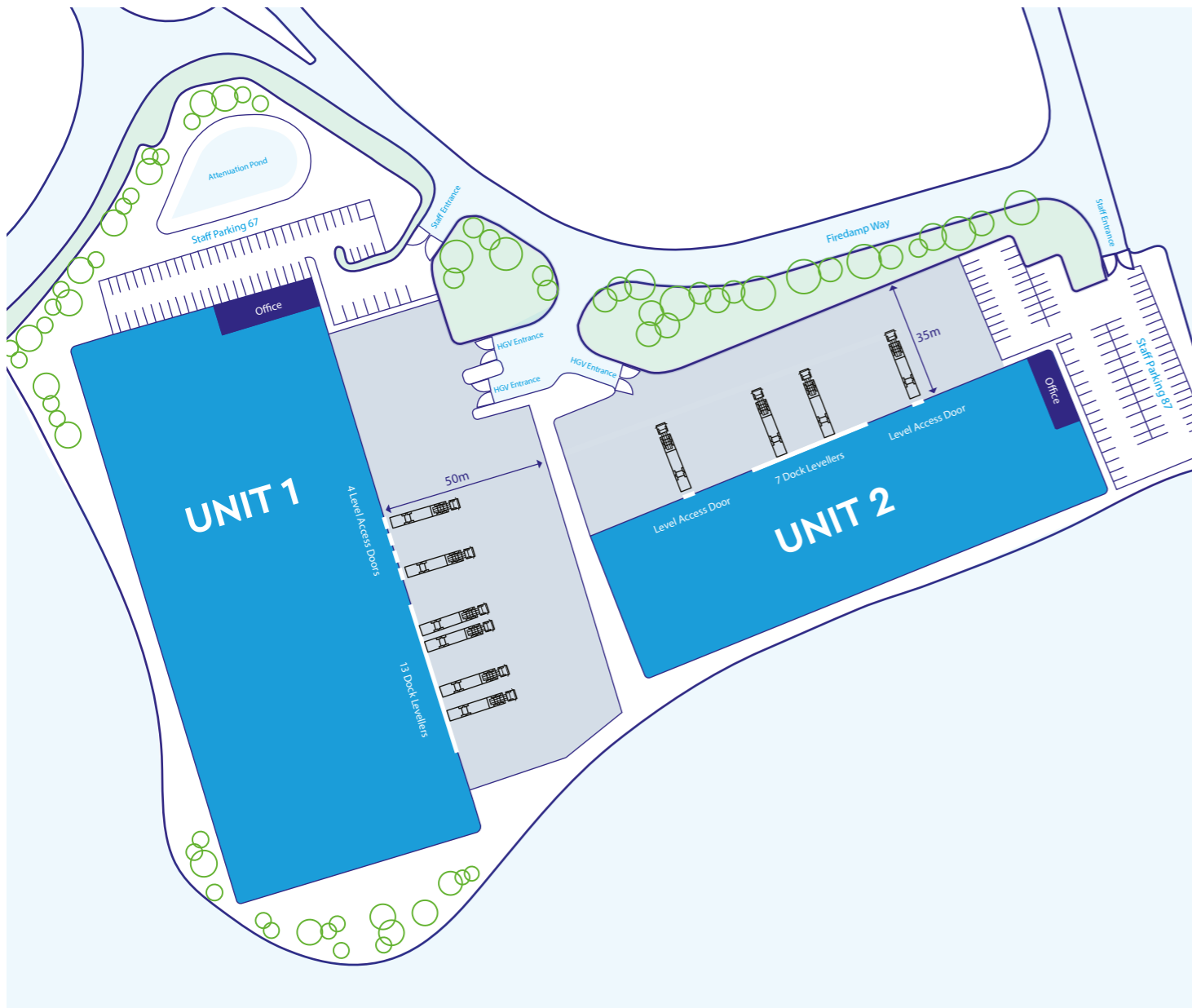
UNIT 2 - 70,701 SQ FT



- 12 m eaves height
- 7 dock leveller access doors
- 2 level access doors
- Floor loading 50 kN/sq m
- 35 m secure yard
- 87 car parking spaces
- 15% roof lights
- 2,880 sq ft 2 storey office
- B2-B8 consent
- Power supply 200 kVA
- EPC Rating A
- Very good BREEAM rating



SITE PLAN



UNIT 1		
	AREA (SQ FT)	AREA (SQ M)
WAREHOUSE	125,715	11,679.30
OFFICE	4,571	424.66
TOTAL	130,286	12,103.96
18,046 PALLET POSITIONS		

UNIT 2		
	AREA (SQ FT)	AREA (SQ M)
WAREHOUSE	67,821	6,300.77
OFFICE	2,880	257.53
TOTAL	70,701	6,568.30
9,392 PALLET POSITIONS		

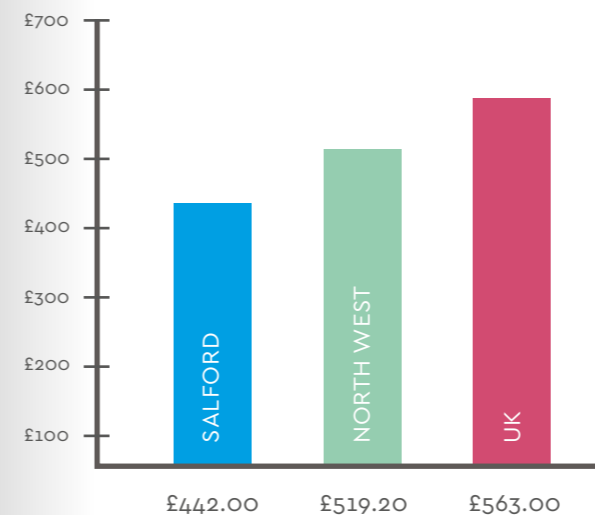
SALFORD – LOGISTIC ADVANTAGES

As well as excellent transport links, Evolution is situated only 5 miles from Manchester City Centre which is why Agecroft has been chosen by international and national occupiers such as Nimans and Bunzl. It provides the ideal location for occupiers looking to benefit from close proximity to Manchester CC and motorway network, being ideally situated for both and connected by the A580.



DEMOGRAPHICS

Average weekly wage:



Workforce catchment area:

7.2m

7.2 million people within one hour commute of the City Centre



Varied labour pool

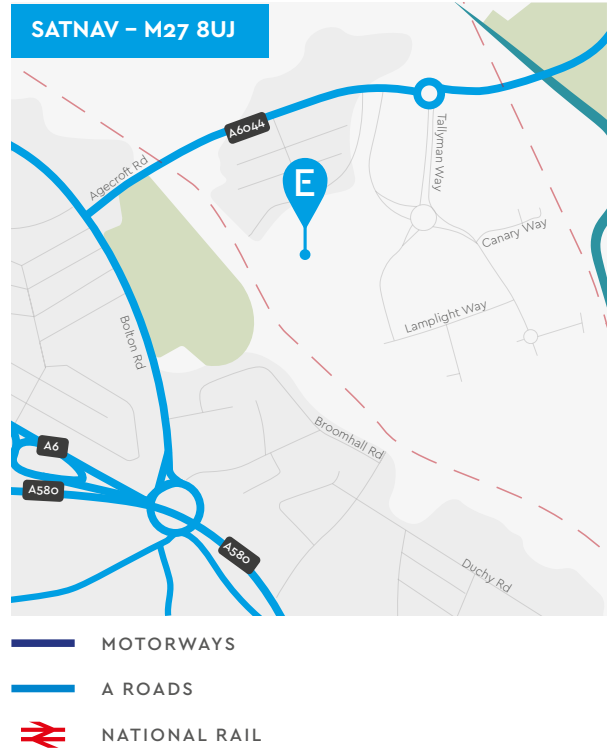
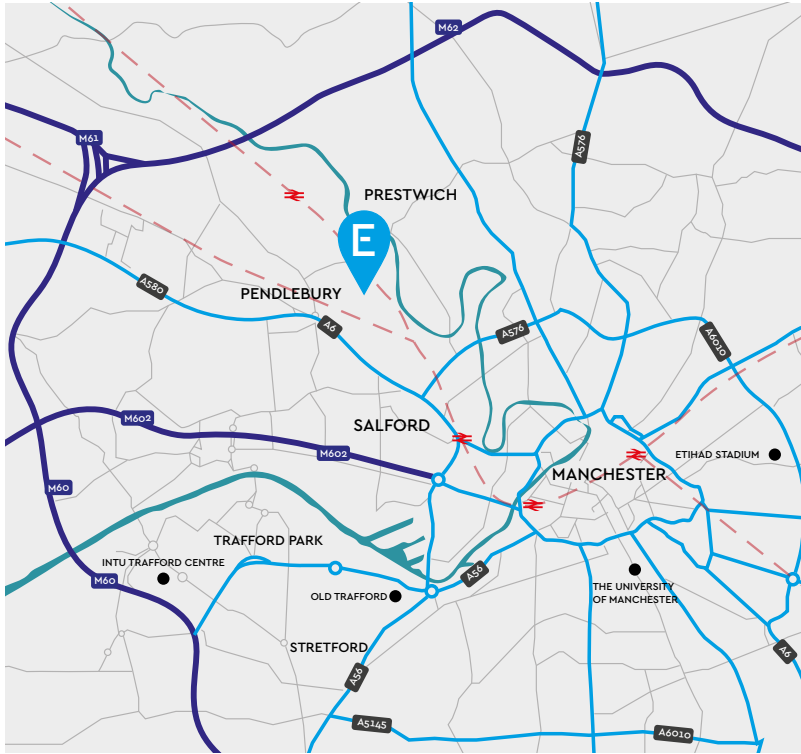


Growing population



Strong Public Transport links

LOCATION PLANS



LOCATION

Evolution is located just off Agecroft Road (A6044), 5 miles north west of Manchester CC. The East Land Road (A580) is 1.5 miles and this provides direct access into Manchester CC within 15 minutes. The regional motorway network is also accessed via Junction 15 of the M60 (3 miles) and Junction 17 of the M62 (3 miles).

TRAVEL TIMES

VIA CAR



FURTHER INFORMATION

BC REAL ESTATE
0161 636 9202
bcrealestate.co.uk

john@bcrealestate.co.uk
gary@bcrealestate.co.uk

DTRE
020 3328 9080
www.dtre.eu

tom.fairlie@dtre.eu
richard.harman@dtre.eu

Savills Manchester
savills.co.uk savills
0161 236 8644

jatherton@savills.com
apalfreyman@savills.com

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