

FOR SALE



FOR IDENTIFICATION PURPOSES ONLY

**NASSAU WORKS
CAWDOR STREET
ECCLES, MANCHESTER M30 0QR**

- Rectangular shaped industrial site
- Buildings total 26,184ft (2,432.49m²)
- Site c1.16 acres (0.47 hectares)
- Freehold
- Motorway access within 0.9 miles

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0.9 MILES
Junction 11, M60

1.6 MILES
Junction 2, M602

LOCATION

The site is positioned on Cawdor Street, Eccles, within close proximity of motorway access (Junction 11, M60 – approx. 0.9 miles; Junction 2, M602 – approx. 1.6 miles) and Manchester City Centre via Regent Road. The immediate area contains a mixture of residential and commercial premises. Eccles benefits from good public transport links, including the Metrolink station (approximately 1.1 miles from the subject property).

DESCRIPTION

The site comprises a rectangular, level plot which currently accommodates a number of redundant industrial buildings. The site is predominantly tarmacadam, with access gates close to the junction with Armitage Street and the junction with Vine Street. Barton Business Park, which was recently acquired by Mileway, is opposite the site and Nassau Mill Industrial Estate, which is owned by Salford City Council and comprises 7 units, is directly behind the site. There is also a high density of terraced and semi-detached residential properties nearby, with recent residential development having been undertaken nearby in the form of Bridgewater Place on the site of the former Barton Inn.

The site has been owned and occupied by Colourfast Plastics (now Americhem) since the 1980s, who produce colourants for the polymer industry. The buildings on site are typically of brick construction with pitched roof coverings.

The site may be suitable for open storage, or for employment or residential uses. A pre-application enquiry has been submitted to Salford City Council regarding a proposed residential development, and SCC concluded that *"subject to sufficient evidence which substantiates that there is no current or likely future demand for the site or building for employment purposes, the principle of residential development could be acceptable"*. A copy of the pre-application advice is available in the dataroom.

A phase II ground contamination report has been prepared and is available in the dataroom.



ACCOMMODATION

We have measured the site (majority) to Gross Internal Area in accordance with RICS Property Measurement (2nd Edition) as follows:

Gross External Areas:

Warehouse 1 19,100 sqft / 1,774.46 sqm

Warehouse 2 7,084 sqft / 658.13 sqm

Total 26,184 sqft / 2,432.49 sqm



TENURE

The property is held freehold.

Titles GM219151, GM312339, GM659172, LA146398 and LA342178. Copies of the title registers and plans are available in the dataroom.

PROPOSAL

We are instructed to seek offers of **£1m (One Million Pounds)** for the freehold interest.

Please note, we are also marketing another site directly opposite. Further details available on request.



1 King Street
Manchester M2 6AW
Email: agency@wtgunson.co.uk

VAT

We are advised that the property has been elected for VAT and therefore all figures quoted will be liable to VAT at the prevailing rate.

EPC

TBC.

FURTHER INFORMATION AND VIEWING

Please contact the sole agents, WT Gunson, for the attention of:

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