



Industrial in M30

Chadwick Road, Eccles, Manchester,
Greater Manchester, M30 0WU

£265,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Total Gross Internal Area: Approximately 393 sq m (4,229 sq ft) of versatile space.
- ✓ Adaptable Interior: Former food preparation facility with existing infrastructure, easily suited for light industrial, logistics, wholesale, or distribution uses.

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

A rare opportunity to acquire a versatile, multi-functional commercial premises, formerly operating as a specialist food production facility. Ideally suited for businesses requiring significant storage capacity, logistics support, or a headquarters with on-site production/warehousing, this property is situated on Chadwick Road in the heart of Eccles (M30).

The property offers a total Gross Internal Area of approximately 393 sq m (4,229 sq ft) spread across two functional floors. The ground floor provides approximately 283 sq m (3,044 sq ft) of flexible space, formerly configured for food preparation and storage. It features multiple extensive storage rooms, a dedicated kitchen area, staff facilities (W.C.s), and a hallway/loading area, making it a pragmatic choice for a variety of industrial or commercial operations. The first floor provides an additional 110 sq m (1,185 sq ft) of space, perfect for management suites, administrative offices, or supplementary secure storage.

Benefiting from an established location in Salford, the building offers excellent access to local transport links and arterial routes, facilitating efficient logistics and distribution. The property includes separate W.C. facilities, a kitchen, and a utility room, ensuring it is well-equipped for staff needs. Whether you are an owner-occupier seeking a functional base or an investor looking for a highly rentable commercial asset in an established business location, this property presents a compelling proposition.

Please note we have not inspected this property.

Price: Starting Bid £265,000

Property Type: Industrial

Business Type: Other/Unspecified

Internal Size: 3046 Square Feet

External Size: 3046 Square Feet

Parking: Allocated

Location

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Accommodation

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EPC

Rating D, full report available on request.

Tenure

Freehold, title number GM487685.

Rateable Value

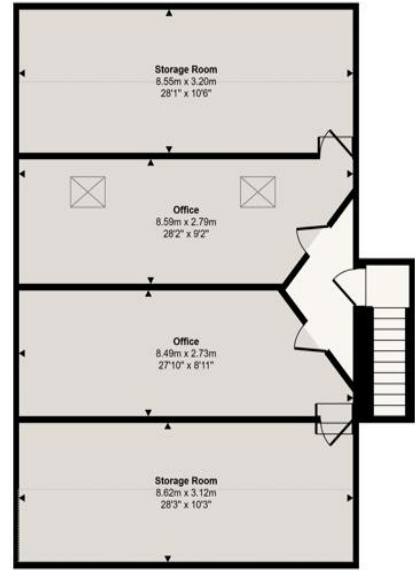
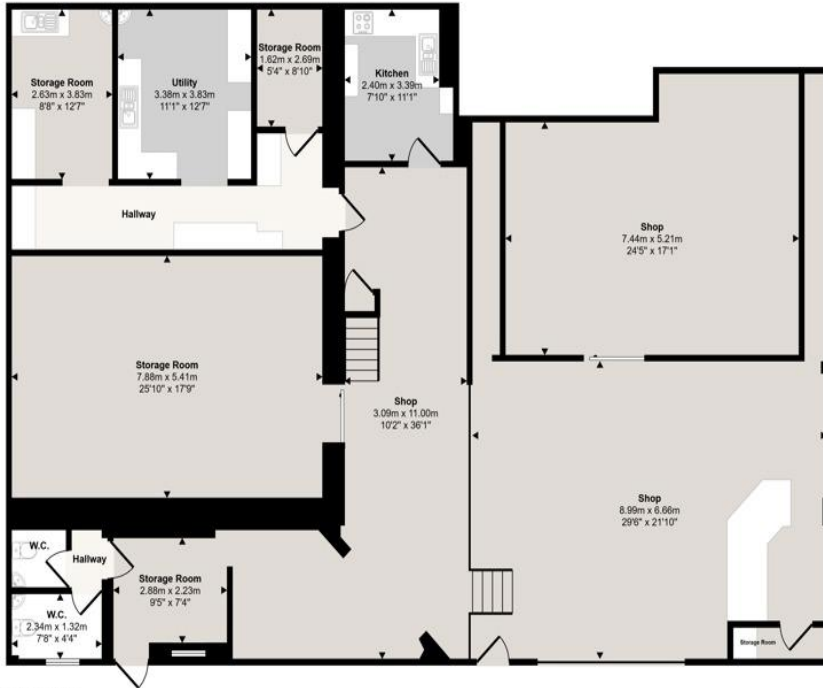
Current rateable value (1 April 2026 to present)
£15,500

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

Approx Gross Internal Area
393 sq m / 4229 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Chadwick Road, Eccles, Manchester, Greater Manchester, M30 0WU

Contact your local branch today for more information on this property:

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commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

