



OPENSITE
Premium Open Storage

TO LET: OPENSITE MANCHESTER

32.5 acres (13.15 hectares) of lettable Class 1 open storage land
Manchester's Number One Dedicated Open Storage Site

WARRINGTON



MANCHESTER



[OPEN-SITE.CO.UK/MANCHESTER](https://open-site.co.uk/manchester)

MANCHESTER ROAD

CARRINGTON

M31 4AY



www.open-site.co.uk/manchester



OPEN SITE
Premium Open Storage

DESCRIPTION

The site totals 32.5 acres of lettable Class 1 open storage land, scoring 76/100 on the Carter Jonas Open Storage classification matrix (<https://www.carterjonas.co.uk/commercial/open-storage/classifying-sites>).

The site is mostly level and benefits from a concrete and tarmac surface. The site is secure with 24 hour security at the gate, and plots can be demarked with fencing.

There are services available. The landlord is in the process of upgrading the site by improving the surfacing and fencing, and deploying improved services to create a premium open storage offering.

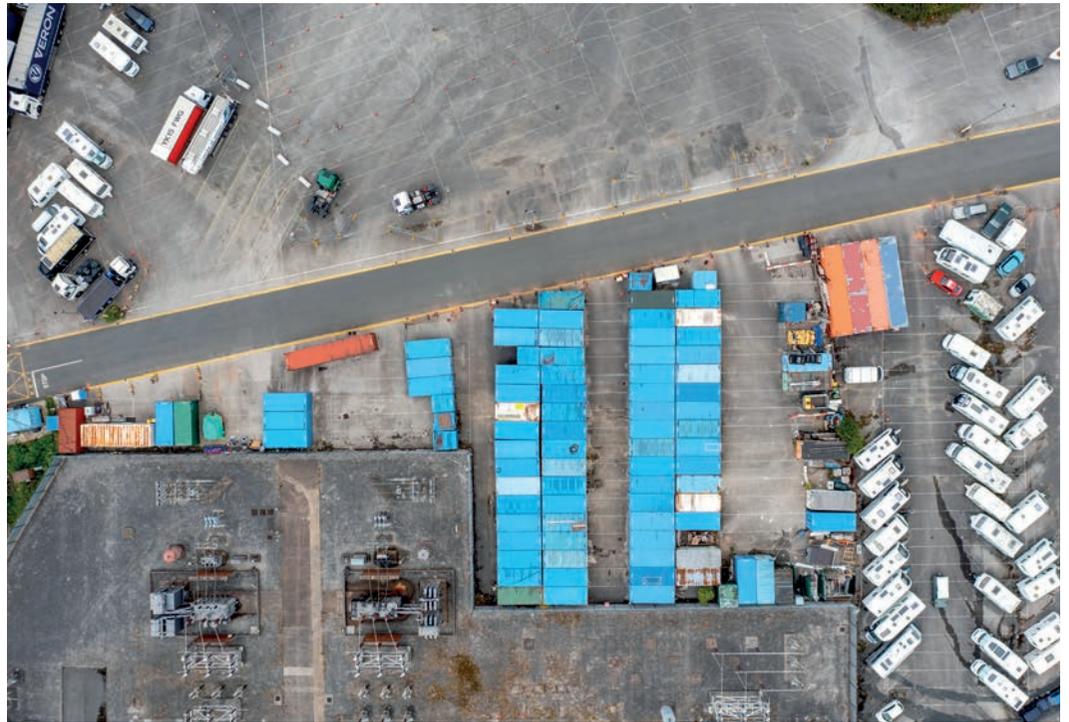
Plots are available from 0.76 acre (33,106 sq ft).

KEY POINTS

- The North West's largest dedicated open storage site
- Prime Class 1 open storage scoring 76/100 on the CJ OS Classification Matrix
- Strategic south west Manchester location
- Only c.6 miles to the M6 motorway
- Excellent road network connectivity
- Suitable for a variety of open storage users
- Range of plot sizes available









OPENSITE
Premium Open Storage

LOCATION

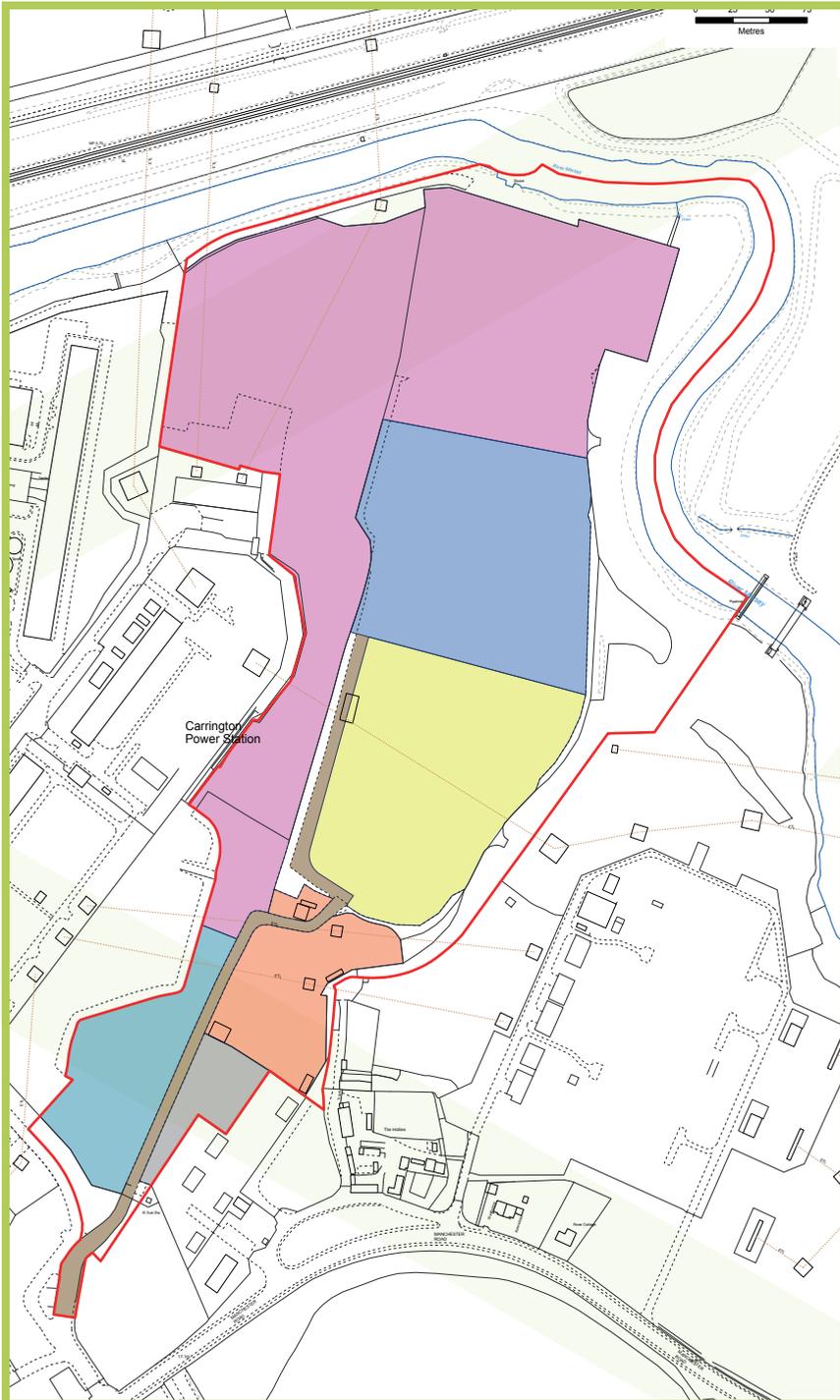
The site is adjacent to Carrington Power Station, off Manchester Road (A6144), Carrington.

It benefits from an excellent strategic location close to a number of major arterial routes and primary urban centres in the North West. Distances and travel times to key locations and motorway links are shown in the table below.

	Miles	Minutes
MANCHESTER CITY CENTRE	8.0	22
TRAFFORD PARK	5.2	13
WARRINGTON	10.0	24
J8 M60	3.6	8
J1 M602	11.8	25
J12 M62	11.8	25
J21 M6	6.6	13

ACCOMMODATION

Plot	Acres	KEY
1	15.38	
2	5.63	
3	5.4	
4	2.13	
5	0.76	
6	2.22	





MANCHESTER

SALFORD

TRAFFORD PARK

M62

M62

M62

M60

A56

IRLAM

URMSTON

B5214

9

B5213

B5320

A57

8

7

CARRINGTON

B5397

6

10/21A

M6

B5212

A57

COMMON LN

B5166

SALE

A560

M60

MANCHESTER ROAD

PARTINGTON

B5167

M6

A6144

M56

MANCHESTER AIRPORT



OPENSITE
Premium Open Storage

Drive times from Carrington	Mins
Manchester	33
Liverpool	58
Northampton	148
Bristol	175
Newcastle	186
London	230
Glasgow	234

ACCOMMODATION

The site will be comprehensively upgraded by the landlord and will include improved surfacing, drainage, water, power and security.

TERMS

Lease terms to be negotiated with the landlord. Lease terms of up to 20 years are available.

USES

The site is suitable for a range of occupiers

OPENSITE

Opensite is a dedicated and specialist open storage operator with a portfolio of sites located in highly strategic locations throughout the country.

Please get in touch if you have any further requirements.

Carter Jonas

Tom Bradley
E: tom.bradley@carterjonas.co.uk
M: +44 (0)7393 259 913

Andrew Smith
E: andrew.smith@carterjonas.co.uk
M: +44 (0)7919 326 085



Sam Royle
E: sam.royle@knightfrank.com
M: +44 (0)7793 808 264

Bradley Norton
E: bradley.norton@knightfrank.com
M: +44 (0)7870 393 145

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas and Knight Frank have made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas and Knight Frank have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP, Knight Frank nor anyone in their employment or acting on their behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. November 2023.