

# EVOLUTION

A G E C R O F T C O M M E R C E P A R K  
S A L F O R D , M 2 7 8 U J

UNIT 1: 130,000 SQ FT

UNIT 2: 70,000 SQ FT

NEW, HIGH  
QUALITY  
WAREHOUSES  
AVAILABLE TO  
LET

AVAILABLE  
Q3 2018

3 MILES  
FROM THE  
M60



SPECIFICATION


UNIT 1 - 130,000 SQ FT



12 m eaves height



13 dock leveller access doors



4 level access service doors



Floor loading 50 kN/sq m



50 m secure yard




67 car parking spaces



15% roof lights



5,000 sq ft 2 storey office



B8 consent



Power supply 300 kVA




EPC Rating B




Very good BREEAM rating


UNIT 2 - 70,000 SQ FT




12 m eaves height




7 dock leveller access doors




2 level access doors




Floor loading 50 kN2/sq m



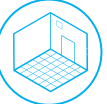
35 m secure yard




87 parking spaces



15% roof lights




3,500 sq ft 2 storey office




B2-B8 consent



Power supply 200 kVA

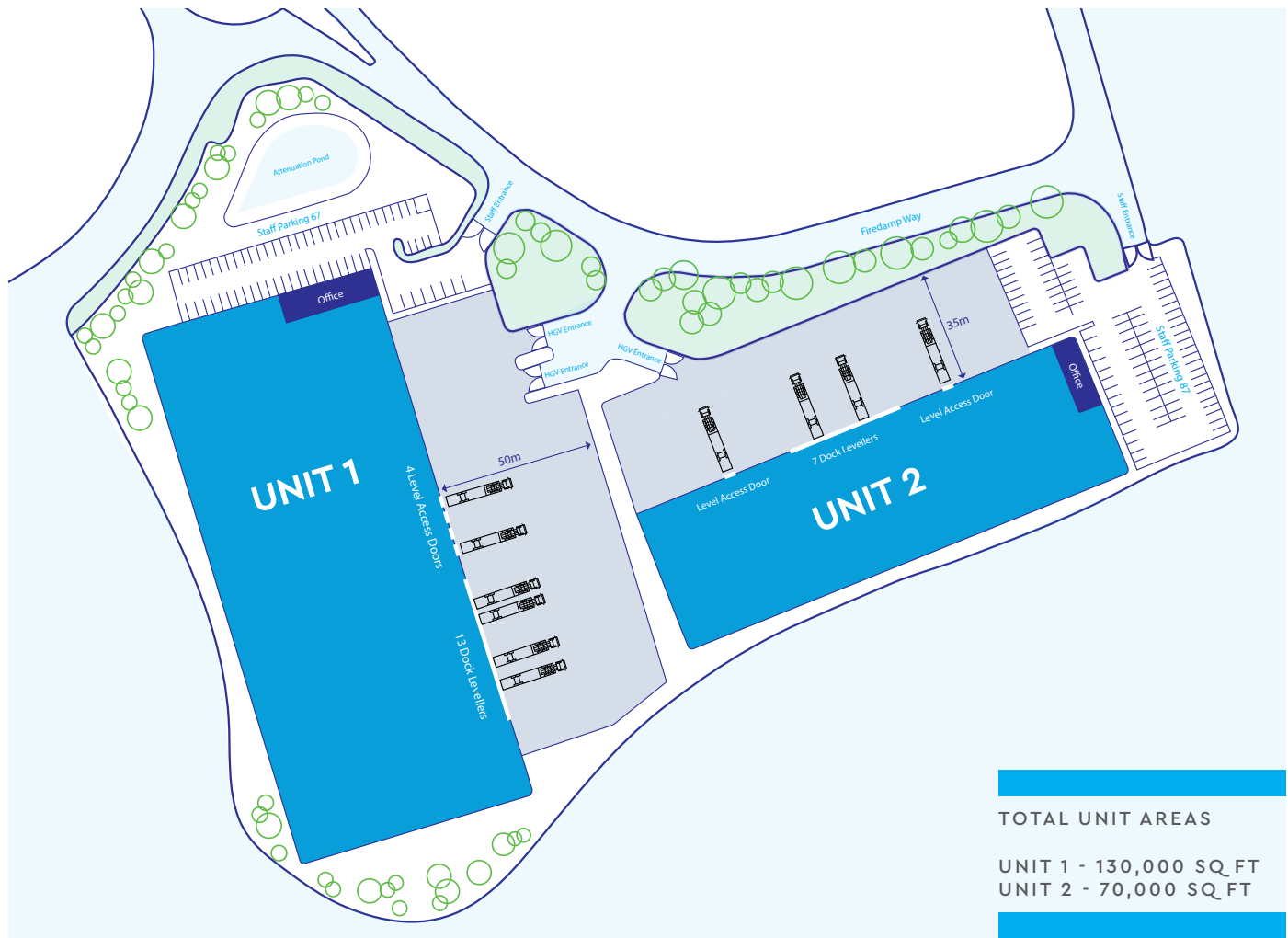


EPC Rating B



Very good BREEAM rating

SITE PLAN





## 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

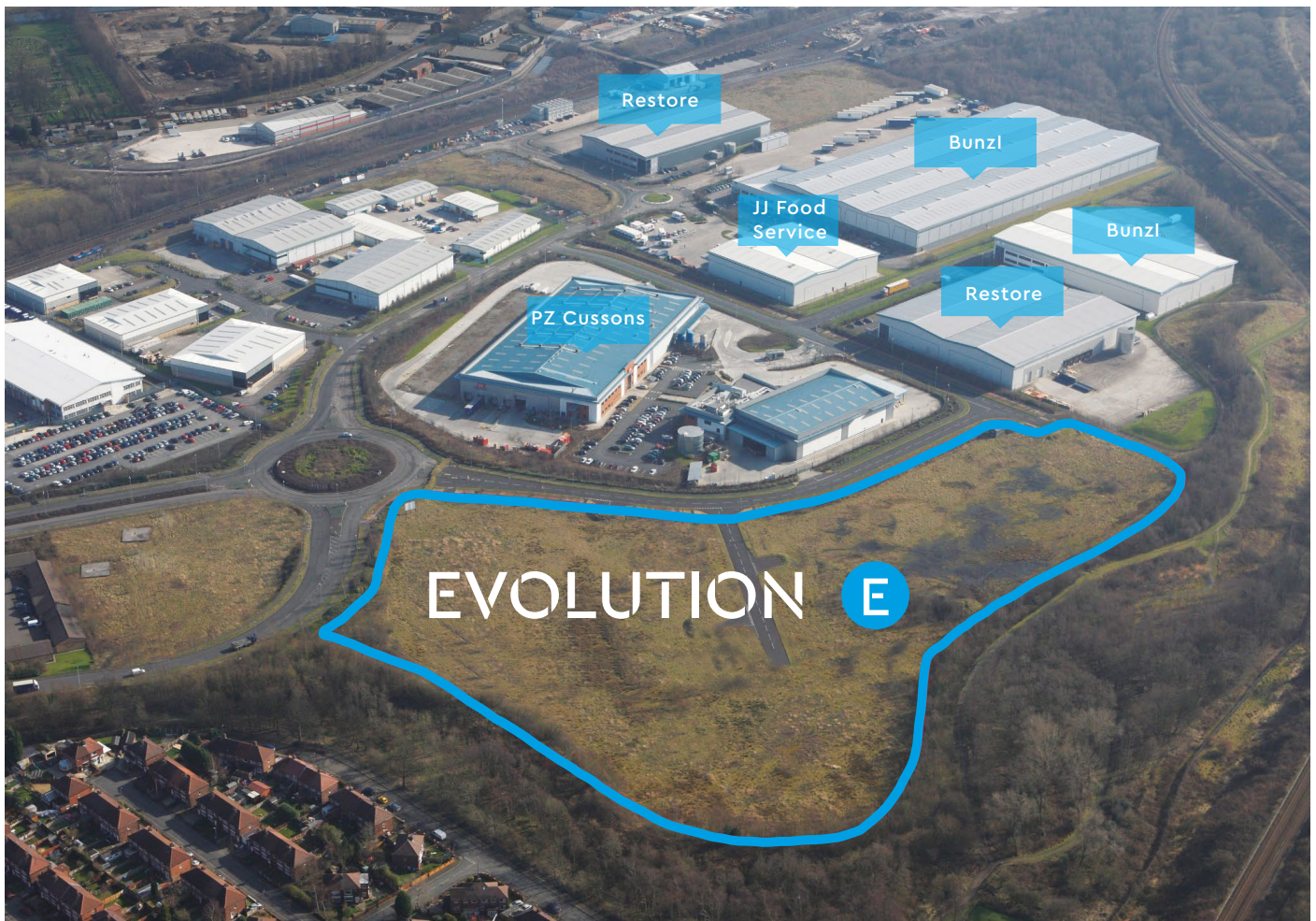
proximity to Manchester CC and the motorway network, being ideally situated for both and connected by the A580.

## 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 10 minutes. The regional

motorway network is also accessed via Junction 15 of the M60 (3 miles) and Junction 17 of the M62 (3 miles).



## BARNFIELD

Barnfield Construction Limited is a north west based contractor and developer, trading for over 39 years.

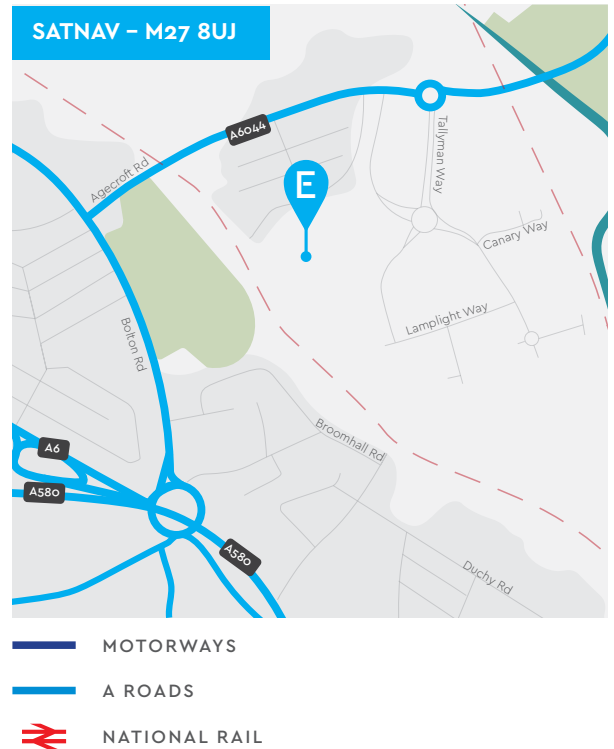
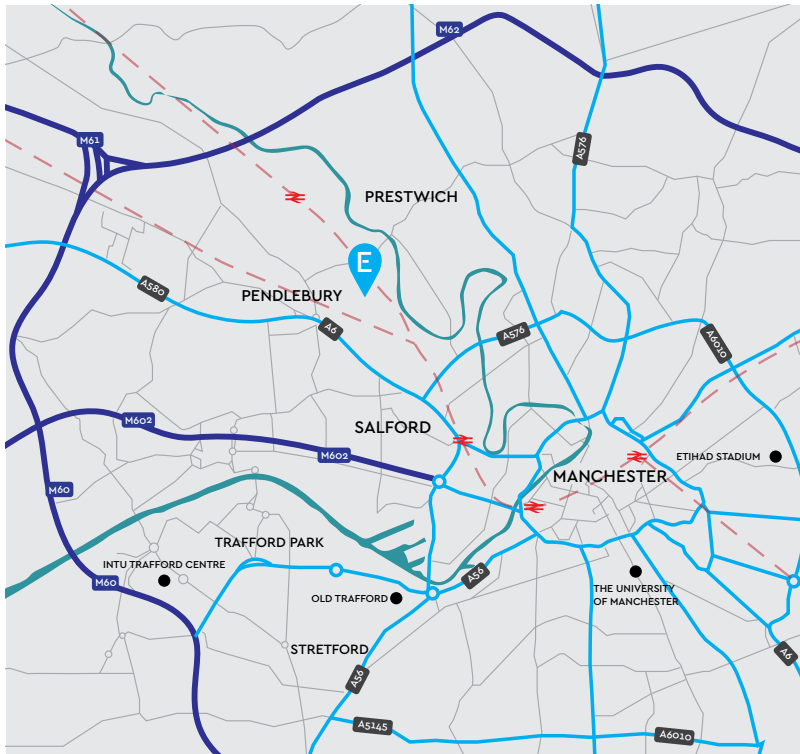
Barnfield has constructed well over 50 million sq ft of industrial, commercial, residential, retail, leisure, healthcare and educational facilities over its trading history and has built high quality developments for

both itself and for its clients such as Burnley Football Club, DVLA, Princes, Boundary Mill, Biffa, Fagan & Whalley, Pilkington Glass, Sweet Dreams, Boohoo.com, Travelodge, Aldi, Home Bargains, Lidl, Booths, Homebase and Hampton by Hilton.

Constructed by:



## LOCATION PLANS



## TRAVEL TIMES



## FURTHER INFORMATION



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Owned and developed by  
**VENGROVE**



INVESTING IN  
england's **northwest**

EUROPEAN REGIONAL DEVELOPMENT FUND