



**CITRUS**  
COMMERCIAL CIRCLE



## Units To Let - Mount Skip Lane, Little Hulton/Walkden, Manchester, M28

1,150 sq ft - £1,750 PCM

2,800 sq ft - £3,250 PCM

3,750 sq ft - £3,995 PCM

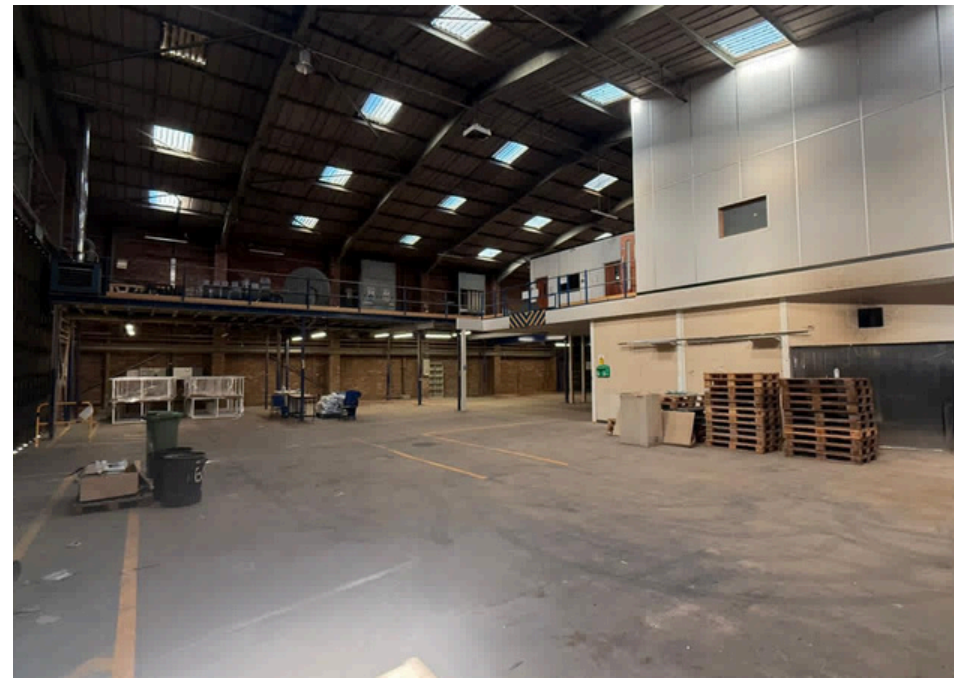
- Self-contained industrial / warehouse premises
- Eaves height in excess of 7 metres
- Three-phase electricity supply
- Large roller shutter access
- Extensive yard areas
- Suitable for storage, workshop or trade uses (STP)
- Good internal condition
- Located in Little Hulton, Salford (M28)
- Excellent road links to M60, M61 and A6

**North Manchester Office:** Atrium House, 574 Manchester Road, Bury, BL9 9SW  
**Central Manchester Office:** 10 St John St, Deansgate, Central Manchester, M3 4DY

**0161 383 1806**  
[info@citruscommercialcircle.co.uk](mailto:info@citruscommercialcircle.co.uk)

## Units To Let - Mount Skip Lane, Little Hulton/Walkden, Manchester, M28

A well-maintained self-contained industrial / warehouse unit located in Little Hulton, Manchester, offering flexible accommodation suitable for storage, distribution, workshop or trade-related operations (subject to the necessary consents).



The unit benefits from excellent internal clearance with eaves height in excess of 7 metres, making it particularly suitable for racking, storage or other operational uses requiring generous vertical space.

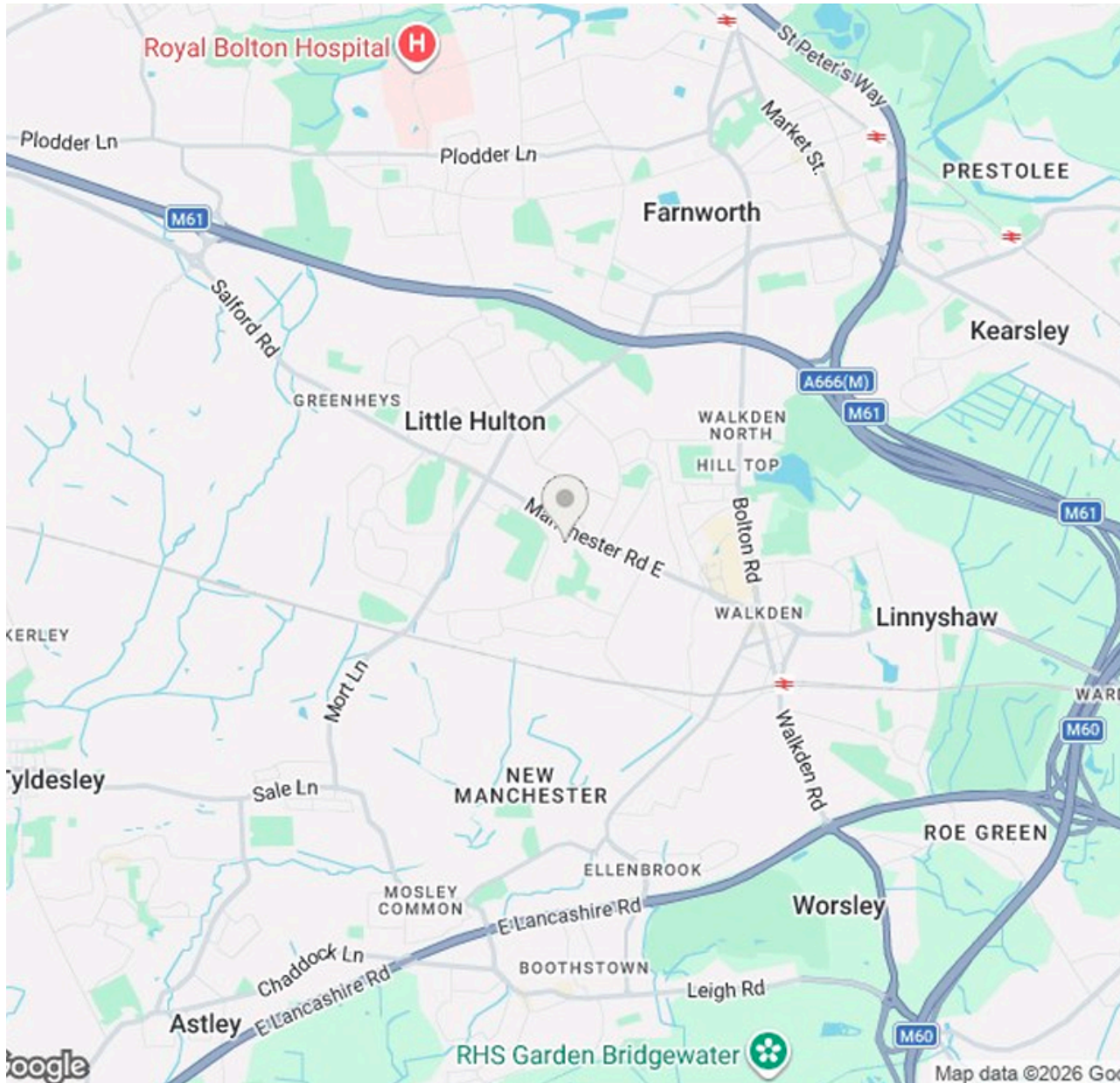
Access to the premises is provided via a large roller shutter door, allowing convenient loading and vehicle access. The property also benefits from three-phase electricity, supporting a variety of industrial and manufacturing requirements.

Externally, the property benefits from extensive yard areas, providing valuable space for vehicle manoeuvring, loading operations, outdoor storage or additional parking. The premises are presented in good condition throughout and offer practical, ready-to-use industrial accommodation.

Little Hulton forms part of the City of Salford, located approximately 9 miles west of Manchester city centre. The area is well established with a mixture of residential neighbourhoods and commercial activity, making it a popular location for local businesses and trade operators.

The location benefits from excellent road connectivity, with convenient access to the M60 motorway, M61 motorway and nearby arterial routes including the A6, providing straightforward connections across Greater Manchester and the wider North West.





## Location

The location benefits from excellent road connectivity, with convenient access to the M60 motorway, M61 motorway and nearby arterial routes including the A6, providing straightforward connections across Greater Manchester and the wider North West.

## Viewings

Viewings by arrangement only.

### Citrus Commercial Circle

0161 383 1806

[info@citruscommercialcircle.co.uk](mailto:info@citruscommercialcircle.co.uk)

### James Byrne

Senior Negotiator

07501 883220

### David Smith

Senior Negotiator

07501 035218

Important Notice Citrus Commercial Circle for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Citrus Commercial Circle has any authority to make or give any representations or warranty in relation to this property.



**CITRUS**  
COMMERCIAL CIRCLE