



M7 1UR

INDUSTRIAL

CAMBRIDGE INDUSTRIAL ESTATE, SALFORD


NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL



- CCTV on site
- Reinforced concrete floor
- Steel portal frame
- Brick and blackwork walls
- Manually operated up and over loading doors
- Electricity supply
- Mains gas to the estate
- Forecourt and car parking areas
- Domestic plumbing to toilet area
- Telephone entry duct



 INDUSTRIAL

WORKSHOP UNITS TO LET

SIZES FROM

495 - 764 SQ FT

46 - 71 SQ M

Over 200 locations throughout the Midlands and the North



INDUSTRIAL

CAMBRIDGE INDUSTRIAL ESTATE, SALFORD

LOCATION

The estate is situated within the Cambridge Industrial Estate, in the Lower Broughton area of Salford, off the A56 within close proximity of Manchester city centre and the motorway network.

DESCRIPTION

A small development of modern industrial units in a gated compound with car parking and circulation space. The units are designed with small businesses in mind and allow maximum utilisation of workspace. Each unit has an integral toilet block, personnel door and up and over loading doors.

TERMS

- Initial three year term
- A range of flexible leasing options are available
- Rent payable monthly in advance, subject to a fixed annual increase
- Rents quoted are to include costs for external and structural repairs and building insurance
- No solicitors required
- Further details on request

RENTAL

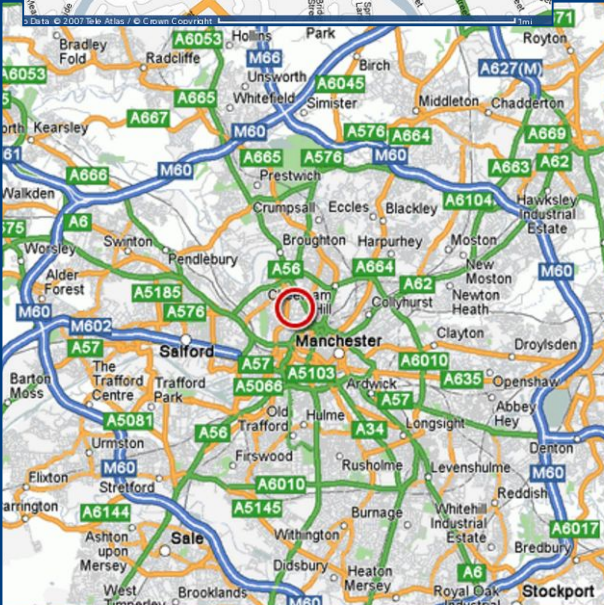
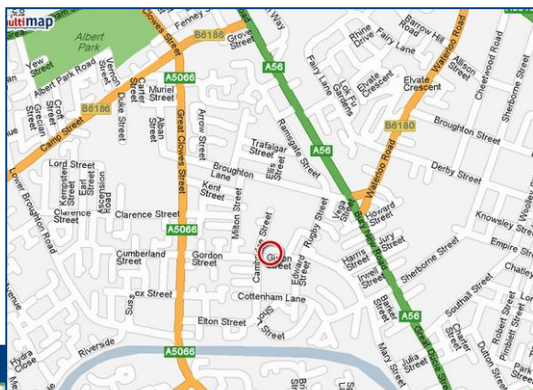
A rental deposit will be collected by the Landlord. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy admin fee is payable.

VIEWING

Please contact Whittle Jones North West on 01257 238666 or email northwest@whittlejones.co.uk.

RATES

For information on Rateable Value or rates payable contact Salford City Council Business Rates Department on 0161 793 3390 or email on business.rates@salford.gov.uk. Alternatively you could obtain information from the Valuation Website which is www.voa.gov.uk/business_rates/general.htm.



INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

June 2011.

Whittle Jones - North West
Lynton House, Ackhurst Park, Foxhole Road, Chorley PR7 1NY
t +44 (0)1257 238666 f +44 (0)1257 238667