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INDUSTRIAL

CAMBRIDGE INDUSTRIAL ESTATE, SALFORD



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

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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



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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

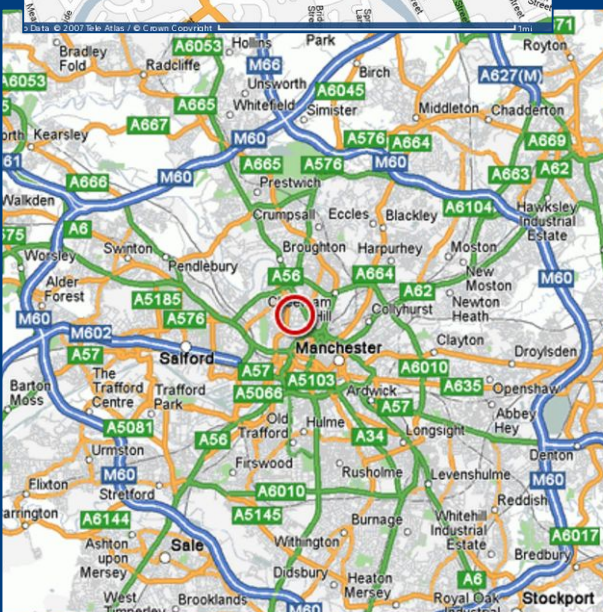
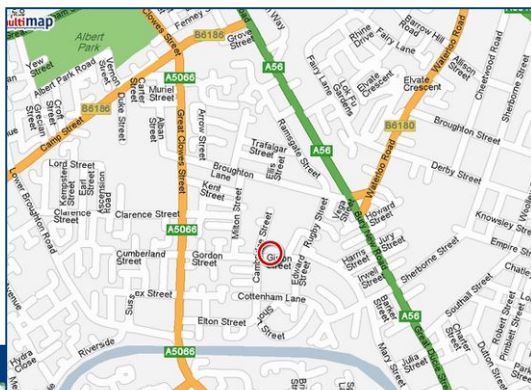
A rental deposit will be collected by the Landlord. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy admin fee is payable.

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

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