



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

MONTFORD ENTERPRISE CENTRE

WEST ASHTON STREET, SALFORD, MANCHESTER, M50 2SN

TO LET

MODERN INDUSTRIAL UNITS
FROM **1,435 SQ FT** TO **8,788 SQ FT**

DESCRIPTION

Montford Enterprise Centre is a popular industrial estate covering a total of 32,479 sq ft. The estate comprises of 14 individual units arranged in 2 terraced blocks with a central quartet. The individual units range in size from 1,435 sq ft up to 8,788 sq ft and can be combined, subject to availability, to provide a larger floor area. Units 6-10 have recently undergone a substantial refurbishment programme.



SPECIFICATION

The scheme has been designed to a high standard and includes the following specification:

- Insulated Sectional Loading Doors
- Remotely Monitored CCTV
- 24 Hour Gated Access
- Connections to all Main Services
- Units 14a and 14b are fitted-out as offices and include suspended ceilings, carpet tiles and central heating

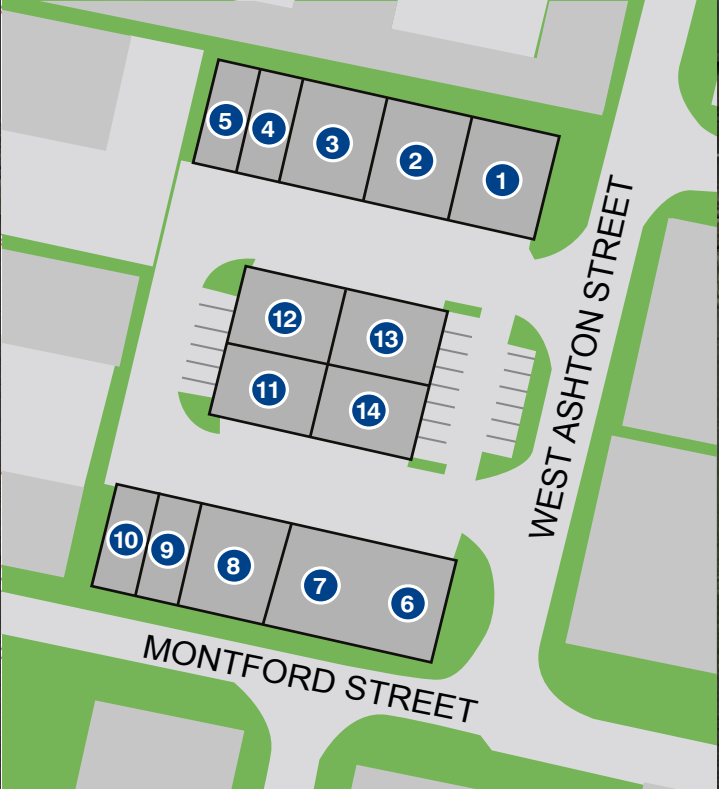
TERMS / RENTS / OTHER CHARGES

There are a range of flexible leasing options available. Details of the rent and other charges are available on request from the letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

ACCOMMODATION / AVAILABILITY

Building	sq ft	Size	sq m
Units 1-4	8,788		816.42
Unit 5	1,435		133.31
Units 6 & 7	6,507		604.52
Unit 8	2,400		222.96
Units 9 & 10	3,445		320.05
Unit 11	1,832		170.19
Unit 12	2,040		189.52
Unit 13	2,100		195.09
Unit 14A	1,832		170.19
Unit 14B	2,100		195.09
Total	32,479		3017.40

For current availability please contact the letting agents. Copies of EPC Certificates are available upon request.





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LOCATION

Montford Enterprise Centre is a well-established scheme located in an ideal position off West Ashton Street in Salford, Manchester, close to Salford Quays, Trafford Park and Manchester City Centre. Salford Quays, home to Media City, offers an abundance of amenities including a range of retail units and eateries within 12 minutes' walk of the estate. Montford Enterprise Centre, accessed via A57 (Eccles New Road) and Regent Road roundabout, benefits from excellent transport networks including the M602, M60 and M62. The site also offers excellent public transport links, with the nearest Metrolink located on South Langworthy Road, within less than 10 minutes' walk from the estate.

TRAVEL DISTANCES

Metrolink (South Langworthy Rd)	0.3 miles	1 min
M602	0.5 miles	2 mins
Salford Quays	1.3 miles	6 mins
M60 Orbital	4.3 miles	6 mins
Manchester City Centre	1.8 miles	9 mins

Source: The AA



VIEWING & FURTHER INFORMATION

To arrange a viewing of the property, or to obtain any further information, please contact one of the letting agents.



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