



**NORTHERN TRUST**  
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# TO LET

## MONTFORD ENTERPRISE CENTRE

WEST ASHTON STREET | SALFORD | M50 2SN

### INDUSTRIAL UNITS

1,204 - 6,507 SQ FT (112 - 605 SQ M)

### KEY FEATURES

- 24-Hour Gated Access
- CCTV
- Excellent Transport Links
- Established Location
- Integrated WC Facilities
- Insulated Sectional Loading Door



### CONTACT US:

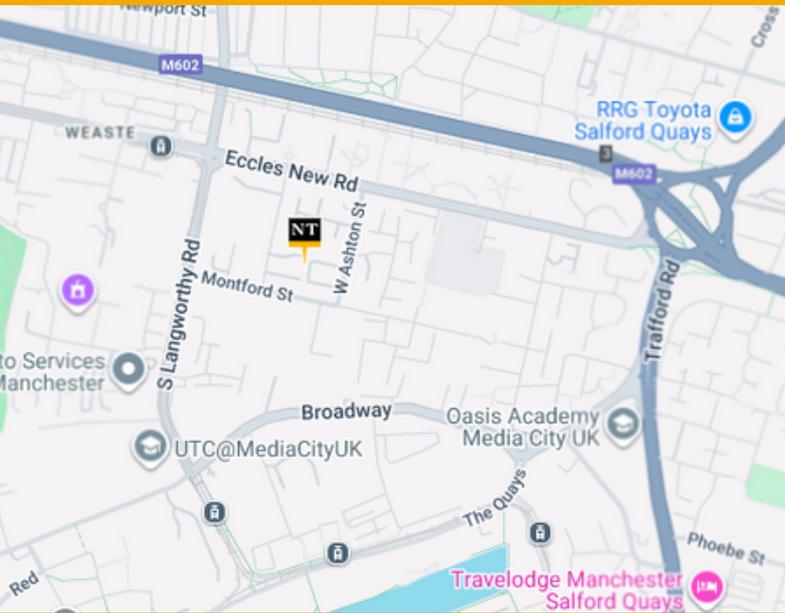
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# MONTFORD ENTERPRISE CENTRE

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## LOCATION

Montford Enterprise Centre is ideally located off West Ashton Street in Salford, Manchester, providing excellent access to Salford Quays, Trafford Park, and Manchester City Centre. The estate is within walking distance of MediaCityUK, a vibrant hub of retail, dining, and leisure amenities.

The A57 (Eccles New Road) and Regent Road roundabout offer quick road connections to the M602, M60, and M62, ensuring strong links across Greater Manchester and beyond. Public transport connectivity is excellent, with the South Langworthy Metrolink stop less than 10 minutes' walk away, providing direct services to Manchester City Centre and surrounding areas.

## MODERN INDUSTRIAL UNITS 1,204 - 6,507 SQ FT

### DESCRIPTION

Montford Enterprise Centre is a well-established industrial estate totalling 30,280 sq ft, comprising 12 units arranged in two terraced blocks with a central quartet. Unit sizes range from 1,204 sq ft to 6,507 sq ft, with the flexibility to combine units to create larger floor areas, subject to availability. Most units have undergone a substantial refurbishment programme, offering modern, high-quality workspace.

The estate is constructed to a high specification, with insulated sectional loading doors and robust security measures in place.

### KEY FEATURES

- Integrated WC facilities.
- Integrated office space.
- Salford Quays and MediaCityUK within a 12 minute walk.
- Trafford Park and Manchester City Centre nearby.
- Excellent transport links via the A57 (Eccles New Road) and Regent Road roundabout.
- Immediate access to the M602, with the M60 and M62 close by.
- Less than 10 minutes walk to South Langworthy Metrolink station.



### EPC

The EPC ratings range up to C53. A copy of the individual EPC certificates are available upon request.

### TERMS

There are a range of flexible leasing options available. For further details please contact us.

### VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact Northern Trust.



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