



**TO LET**

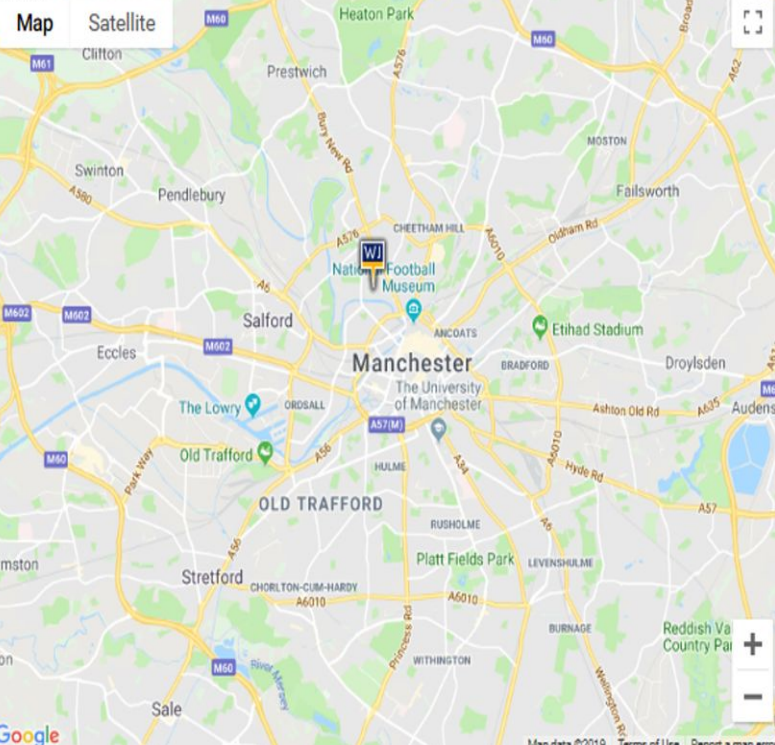
# CAMBRIDGE INDUSTRIAL ESTATE

LOWER BROUGHTON, SALFORD, M7 1UR



- Established Location
- Excellent Transport Links
- J3, M602 Less Than 2 Miles Away
- Good Nearby Amenities
- Manchester City Centre Only 1.5 Miles Away
- Three Phase Electricity

**INDUSTRIAL UNITS**  
**506-1,270 SQ FT (47-117 SQ M)**



## TRAVEL DISTANCE

Location	Miles	Mins	Mode
J3, M602	2.3	15	Drive
Manchester City Centre	1.5	12	Drive
Media City	3.2	14	Drive
Liverpool		1h 15mins	Train

Source: theAA.com

# CAMBRIDGE INDUSTRIAL ESTATE

LOWER BROUGHTON, SALFORD



## DESCRIPTION

Cambridge Industrial Estate is a small multi-let industrial estate totalling 9,644 sq ft. The units are arranged over two blocks with five terraced outer facing units and the remaining 10 terraced units arranged as two inward facing rows. Unit sizes range from workshops of 506 sq ft up to 1,270 sq ft. Units can be combined to provide larger floor areas subject to availability. The units are constructed with brick and block elevations incorporating personnel and roller shutter door access beneath pitched profile sheet roofs with translucent skylights. Internally the units incorporate a concrete floor and an integral WC block.

Externally each of the units has a small parking / loading area to its front elevation with tarmac service roads. The site is secured with perimeter palisade fencing and benefits from external lighting

## SPECIFICATION

- Personal and roller shutter door access
- Brick and block elevations
- Parking / loading area to the front of each unit
- Perimeter site fencing

## EPC

The EPC ratings on the available units range from A23 to C61. Copies of individual EPC's are available on request.

## LOCATION

The estate is situated in an excellent location at the junction of Cambridge Street and Girton Street, and forms part of the wider Cambridge Industrial Estate in the Lower Broughton area of Salford, north of Manchester City Centre.

## TERMS

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

## VIEWING / FURTHER INFO

For further details or to arrange a viewing please contact us on 01257 238666 or email [northwest@whittlejones.co.uk](mailto:northwest@whittlejones.co.uk)



**Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY**

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