

TO LET

Industrial/Warehouse Units

- Ideal starter units
- Units ready for immediate occupation
- Ample parking
- Close to A580, M61 and M60
- Established industrial location

Range of units from
1,100 sq.ft
(102 sq.m)

**Swinton Hall Industrial Estate,
Pendlebury Road, Salford, Manchester. M27 4AJ**

DESCRIPTION

- Steel portal frame construction
- Approximate eaves height 16.11ft (5.2m)
- Breeze block walls & concrete floors
- Roller shutter door per unit
- Toilet facilities
- Lighting in warehouse/industrial area
- Car parking



Tel: 01384 400123
www.lcpproperties.co.uk



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ACCOMMODATION

(Approx. Gross Internal)

Range of units from 1,100 sq.ft (102 sq.m) to 2,454 sq.ft (228 sq.m). See separate availability schedule.

RENT & RATES

The premises are available on new fully repairing and insuring leases with further details available on request.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICE CHARGE

A service charge will be levied for the maintenance of common areas.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

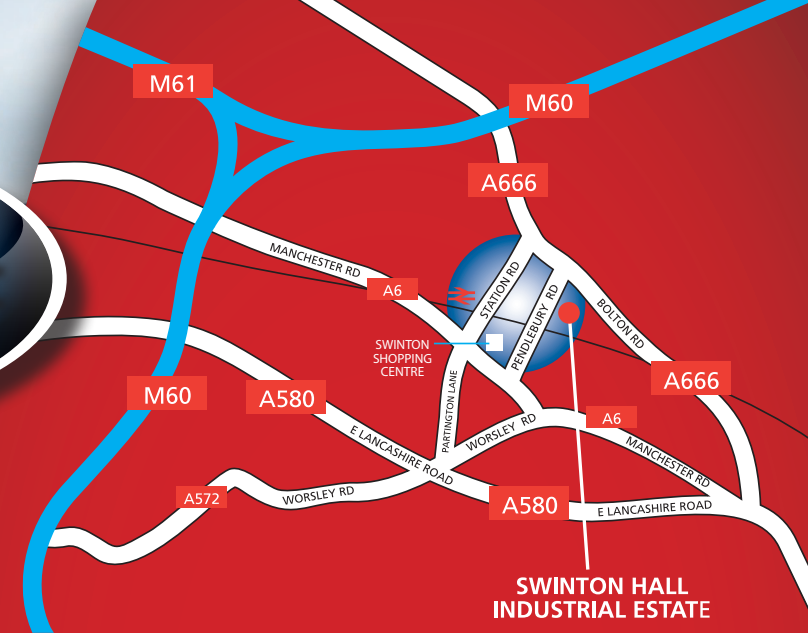
The properties are considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

REFERENCES & LEGAL COSTS

The granting of a lease will be subject to satisfactory references and accounts. Each party is responsible for their own legal costs in connection with the granting of a lease.

VIEWING

For further information please contact Andrew Crabtree at Cushman and Wakefield 0161 828 5320 / 07972 188005 andrew.crabtree@eur.cushwake.com



LOCATION – M27 4AJ

The units are located on an established trading estate, less than 0.5 miles from Swinton Town Centre. The estate benefits from excellent transport links being close to the A580, M61 and junctions 14 and 16 of M60 providing access to the national motorway network.

Nearby facilities include Morrisons, Aldi and B&Q. Swinton Train Station is within walking distance.

APPROXIMATE TRAVEL TIMES

Swinton Town Centre	Less than 5 minutes
Salford	10 minutes
Manchester	25 minutes

MISREPRESENTATION ACT 1967

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