



# TO LET

Industrial/Warehouse Units Ranging From  
**1,100 sq.ft** (102 sq.m)

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

- Ideal starter units
- Ample parking
- Close to A580, M61 and M60
- Established industrial location

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# 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

## Accommodation

Ground Floor Space: 1,100 sq.ft (102 sq.m)

## Rent

POA.

## Rates

Rateable Value - £9,500

## Service Charge

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

## Insurance

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

## Energy Performance

EPC - D:83

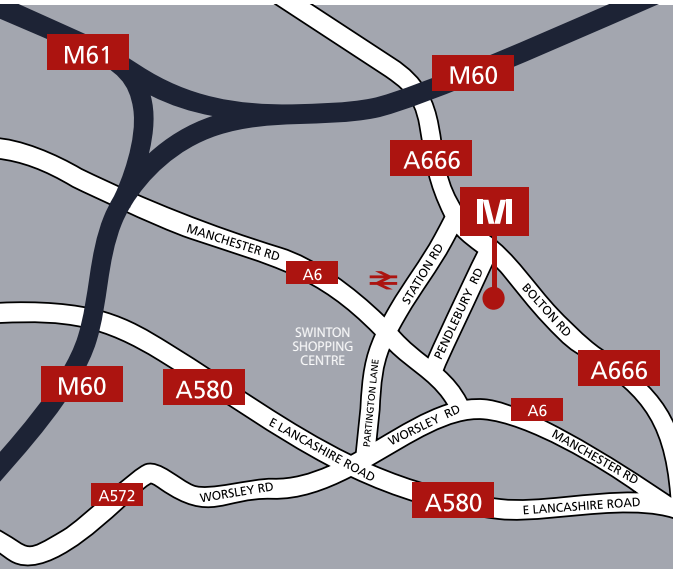
Further information available upon request.

## Planning

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

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



## 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



## Viewing

Strictly via prior appointment with the appointed agent



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