

SPRINGFIELD

INDUSTRIAL ESTATE

Cottenham Lane/ Salford / Greater Manchester / M7 1TW



TO LET

UNIT B

12,517FT²
(1162 M²)

- On site parking
- Close to Bury New Road
- Good eaves height
- 3 phase power
- Fenced perimeter
- Flexible B1 or B8 Use



INDUSTRIAL/WAREHOUSE

The site is within 0.6 miles of Manchester city centre / 0.3 miles to Bury New Road (A56)

Accommodation

The Unit is a steel portal frame warehouse with external elevations of brickwork to circa 2 metres and corrugated steel sheeting above. There is a generous eaves height and good roller shutter door access.

Internally the unit is fitted out to provide open plan warehousing with some office accommodation, staff rooms and toilet facilities.

Terms

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

A small service charge is applicable. Each party will be responsible for its own legal costs.

Viewing

By appointment with the agents, Atlas One or Beesley's Chartered Surveyors.



Description

Springfield Ind Estate consists of a number of manufacturing /warehousing units.

The estate benefits from:

- Reasonable car parking provision
- Fenced perimeter

Further Information

Rating Information- The industrial unit currently has a rateable value (effective since 1st April 2010) of £54,000

VAT - All prices quoted are exclusive of but may be liable to VAT.

Rental - On Application

Texas Group PLC

Tel: 0161 787 6800



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