INDUSTRIAL UNIT – TO LET
APPIAN WAY, BURY NEW ROAD, SALFORD. M7 4XB

LOCATION
Well established industrial area within one mile of Manchester City Centre, with easy access to the motorway network (M60) and main arterial routes (A56, A6 etc). Access to the estate is from Bury New Road, close to the junction with Gt. Cheetham St

DESCRIPTION
Appian Way Industrial Estate comprises ten single storey units of steel portal frame construction with brick/blockwork and profile cladding with shared parking and servicing areas to the rear. Eaves height is around 10 foot with full height vehicular shutter doors. The units are around 20-25 years old.

UNIT AVAILABLE
Unit 1 comprises approximately 278 sq m (3000 sq ft) or thereabouts

TERM
Up to 3 years subject to negotiation.

RENTAL
Asking rent is £14000 pa exclusive of business rates and all other outgoings.

RATES
RV for Unit 1 is £13750 (payable 09-10 - £6669 approx) Small business rates relief may be available Please enquire direct of the Business Rates Section. Telephone 0161 793 3390.

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Date of Publication: October 21, 2009