

INDUSTRIAL UNITS TO LET
45 EDWARD STREET, CAMBRIDGE INDUSTRIAL AREA,
SALFORD M7 1SN

**LOCATION**

The property is located within the well established Cambridge Industrial Area, near to Manchester City Centre, the Strangeways "cash and carry" area and close to the junction of Bury New Road (A56), Waterloo Road and Broughton Lane

DESCRIPTION

A single storey unit of steel portal framed construction with brick/blockwork and profile cladding. There is shared parking and servicing to the yard area. Eaves height is around 10 feet with full height vehicular shutter doors.

45 Edward St comprises approximately 232 sq m (2500sq ft) or thereabouts

TERM

Up to 3 years subject to negotiation .

RENTAL

Asking rent is £54 per sq m / £5 per sq ft exclusive of business rates and all other outgoings.

RATES

RV for 45 Edward Street is £10000 The rate in the pound for 2008 – 09 is £0.462

Small business rates relief may be available Please enquire direct of the Business Rates Section. Telephone 0161 793 3390.

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The facts and information contained in these particulars have been checked and unless otherwise stated are understood to be materially correct at the date of publication. The information and details are given in good faith, however, any prospective applicant should satisfy themselves as to their accuracy.

Any services, equipment, fixtures and fittings included in the property have not been tested therefore no warranty can be given as to their condition or operation.

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