

**INDUSTRIAL UNITS TO LET  
GIRTON STREET, CAMBRIDGE INDUSTRIAL AREA,  
SALFORD M7 1UR**

**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**

The estate comprises six single storey units of steel portal framed construction with brick/blockwork and profile cladding. There is shared parking and servicing to the yard area which has a lockable sliding gate. Eaves height is around 12 feet with full height vehicular shutter doors. The units are around 30 years old.

**UNITS AVAILABLE**

Unit 3 (no 24 Girton St) comprises approximately 2134 sq m (1440 sq ft) or thereabouts

Units 4 – 6 (nos 21 – 23 Girton St) comprises approximately 400 square metres (4300 square feet) 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 Units 4 - 6 is £15000 RV for Unit 3 is £ 5900 (Payable 08-09 - £6930 and £2726)

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

**CONTACT**

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PROPERTY MISDESCRIPTIONS ACT 1991**

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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