# INDUSTRIAL UNIT TO LET – UNIT 6 MUSLIN STREET INDUSTRIAL ESTATE, SALFORD, M5 4NF.

(Awaiting photo)

**LOCATION**
Well established industrial area within one mile of Manchester City Centre, with easy access to the motorway network (M602, M60 etc) and main arterial routes (A6, A580 etc) and Trafford Park and Salford Quays..

**DESCRIPTION**
A modern single storey unit of steel portal frame construction, shared parking and servicing areas to the front and rear. Eaves height is around 3.0 metres with full height vehicular shutter doors.

**FLOOR AREA**
The unit comprises approximately 139 square metres (1,500 square feet) or thereabouts.

**TERM**
Up to 3 years subject to negotiation (tenancies will be contracted out of Landlord & Tenant Acts).

**RENTAL**
£6,500 pa exclusive of business rates and all other outgoings.
(Rental incentives are available)

**RATES**
The Rateable Value is £7,000. The rates payable £3,400 approx

**CONTACT**
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