INDUSTRIAL UNIT TO LET
UNIT 9 ORCHARD STREET, LANGLEY ROAD SOUTH
SALFORD. M6 6FL

LOCATION
Well established industrial area within two miles of Manchester City Centre, with easy access to the motorway network (M602) and the A6 & East Lancs Road. Access to the estate is from Langley Road South / Orchard Street

DESCRIPTION
Orchard Street Industrial Estate comprises sixteen single storey units of steel portal frame construction with full height folding doors. Unit 9 measures 206 square metres (2,225 square feet) or thereabouts. The premises includes a substantial proportion as offices but with the main space for workshop and storage uses.

TERM
Up to 3 years subject to negotiation.

RENTAL
£11250 per annum (equivalent to approximately £937.50 per month) exclusive of business rates and all other outgoings.

RATES
Rates payable 2009-10 in region of £3980 pa Small Business Rates relief may be available.
Please enquire direct of the Business Rates Section. Telephone 0161 793 3390.

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