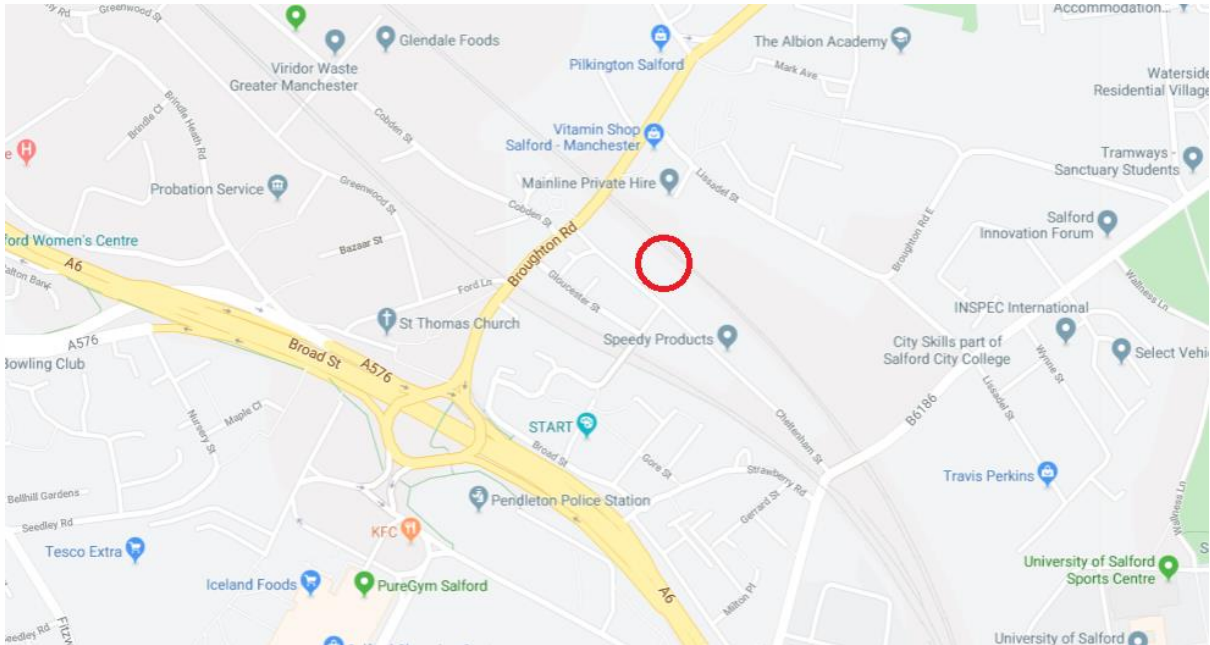


## Single Storey Commercial Property

12,422 sq ft

### Unit 1, Cheltenham Street, Salford, M6 6WY

- Level access loading
- Available on flexible lease terms
- **TO LET**



## LOCATION

The property is situated on Cheltenham Street, which is accessed from Frederick Road. The property is only a one minutes' drive from the A576 (Broad Street).

Salford University, Pendleton Police Station and Salford Shopping centre are all within one mile of the property.

## DESCRIPTION

A single storey steel frame warehouse and benefits from the following:

- A single level access loading door
- A concrete floor in the warehouse
- Integral offices
- W/Cs
- On street parking

## TERMS

The property is available on a rental basis.

## LEGAL COSTS

Each party will pay their own legal costs

## ACCOMMODATION

We have been informed that the property is 12,422 sq ft.

## RENT

The rent is available on application

## RATING

We advise that all interested parties contact the relevant local authority to obtain the rateable value.

## VAT

Finance Act 1989 – unless otherwise stated all prices and rents are quoted exclusive of VAT.

## SUBJECT TO CONTRACT

The property is offered subject to formal Contract / Lease.

## VIEWING

Viewing strictly by appointment with joint retained agents BC Real Estate.

Please contact:

**John Barton**  
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or

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