

AVAILABLE NOW

TO BE REFURBISHED

TO LET

Warehouse/Industrial Units

2,437-4,874 sq.ft (226-453 sq.m)

Unit 6 & 7 Swinton Hall Industrial Estate, Pendlebury Road, Salford, Manchester M27 4AJ

• Ample Parking • Close to A580, M61 and M60 • Established Industrial Location

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Unit 6 & 7 Swinton Hall Industrial Estate, Pendlebury Road, Salford, Manchester M27 4AJ



|                    |                                  |
|--------------------|----------------------------------|
| Areas (Approx.)    | 2,437-4,874 sq.ft   226-453 sq.m |
| Rent               | POA                              |
| Rateable Value     | £26,250*                         |
| Energy Performance | C (73)                           |

\*We recommend all interested parties make their own enquiries with the local council to ensure that this information is correct.





# Unit 6 & 7 Swinton Hall Industrial Estate, Pendlebury Road, Salford, Manchester M27 4AJ

## Description

- Steel portal frame construction
- Approximate eaves height 16.1ft (5.2m)
- Breeze block walls & concrete floors
- Roller shutter door per unit
- Toilet facilities
- Lighting in warehouse/industrial area
- Car parking

## Service Charge & Insurance

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

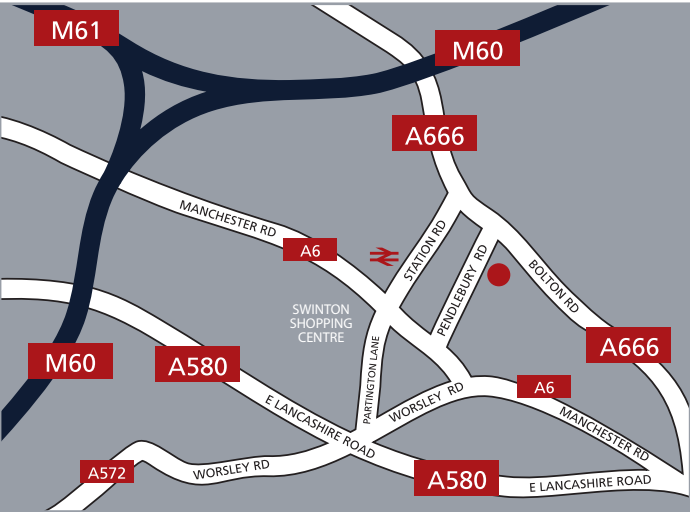
The property has an EPC Rating of C(73). Further information available upon request.

## Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. The properties are considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



## Location - M27 4AJ

The units are located on an established trading estate, less than 0.5 miles from Swinton Town Centre. The estate benefits from excellent transport links being close to the A580, M61 and junctions 14 and 16 of M60 providing access to the national motorway network.

Nearby facilities include Morrisons, Aldi and B&Q. Swinton Train Station is within walking distance.

## Approximate Travel Times

|                     |                     |
|---------------------|---------------------|
| Swinton Town Centre | Less than 5 minutes |
| Salford             | 10 minutes          |
| Manchester          | 25 minutes          |



## Viewing

Strictly via prior appointment with the appointed agent



**Anthony Mellor**  
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