



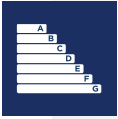
RENT
From £19 - £155
(per month)



SERVICE CHARGE
£Inclusive



RATES PAYABLE
£Inclusive



EPC RATING
TBC



**Lowry Mill, Lees Street, Pendlebury, Swinton,
Salford, M27 6DB**

Serviced Office | Leasehold | Co-working & Private Office Space



TO LET



Location

Located in a historic 19th century cotton mill and named after the world famous painter who lived close by. Lowry mill offices have excellent road and rail links and are just five minutes' walk from Swinton railway station.



Description

The building has been transformed into state-of-the-art offices with a gym and fitness room and outside seating area. At the end of a productive day, there are plenty of nearby shops and restaurants for you to explore nearby.



Accommodation

- Private Offices
- Co-working Desks
- Meeting rooms



Amenities



Reception



Fitted Out



Plug & Play



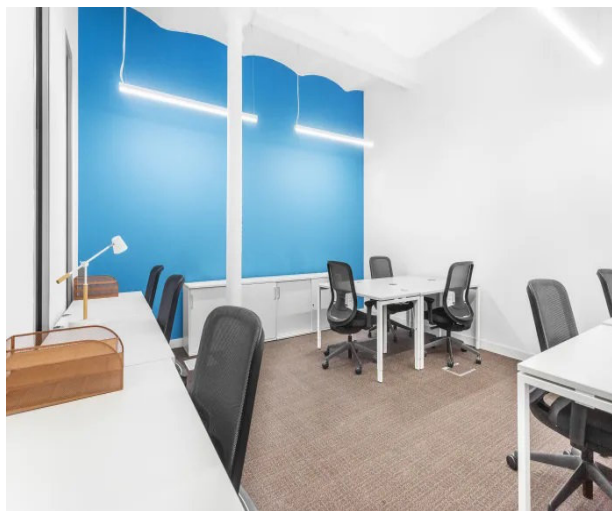
Secure Parking



24/7 Access



Prestigious Entrance





Further information

Lease Terms / Rent

- Office Space From £155 per person per month.
- Co-working From £149 per person per month
- Virtual Offices From £49 per month
- Meeting Rooms From £19 per hour.

Tenure

Leasehold.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

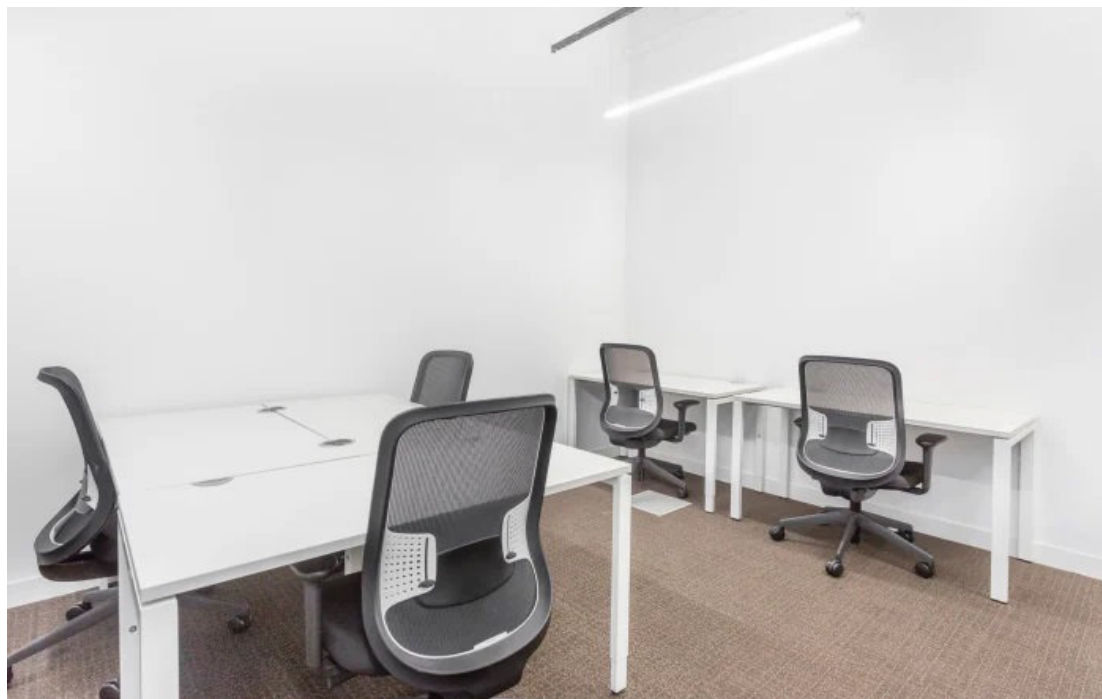
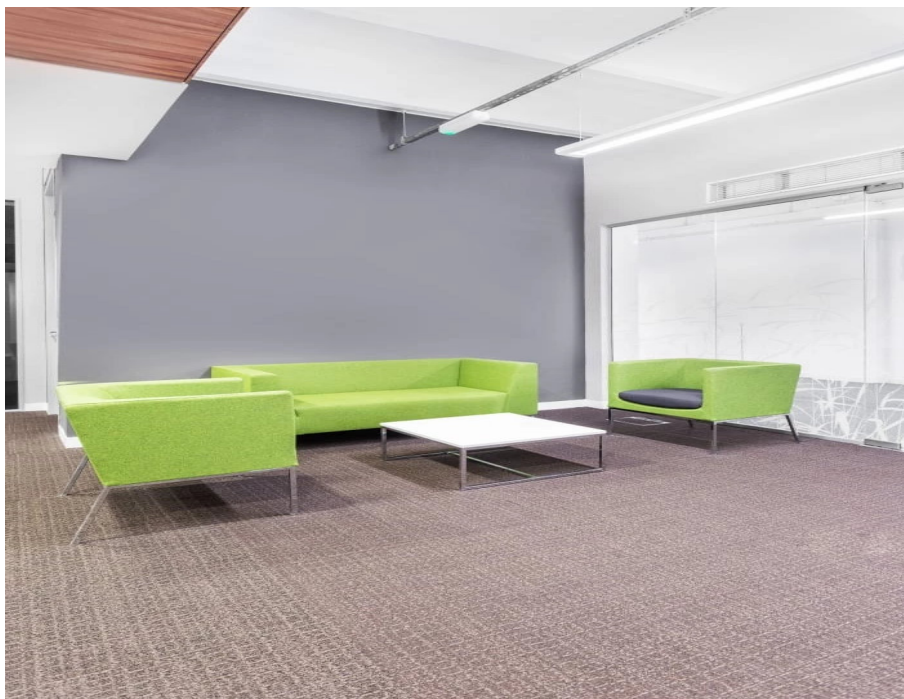
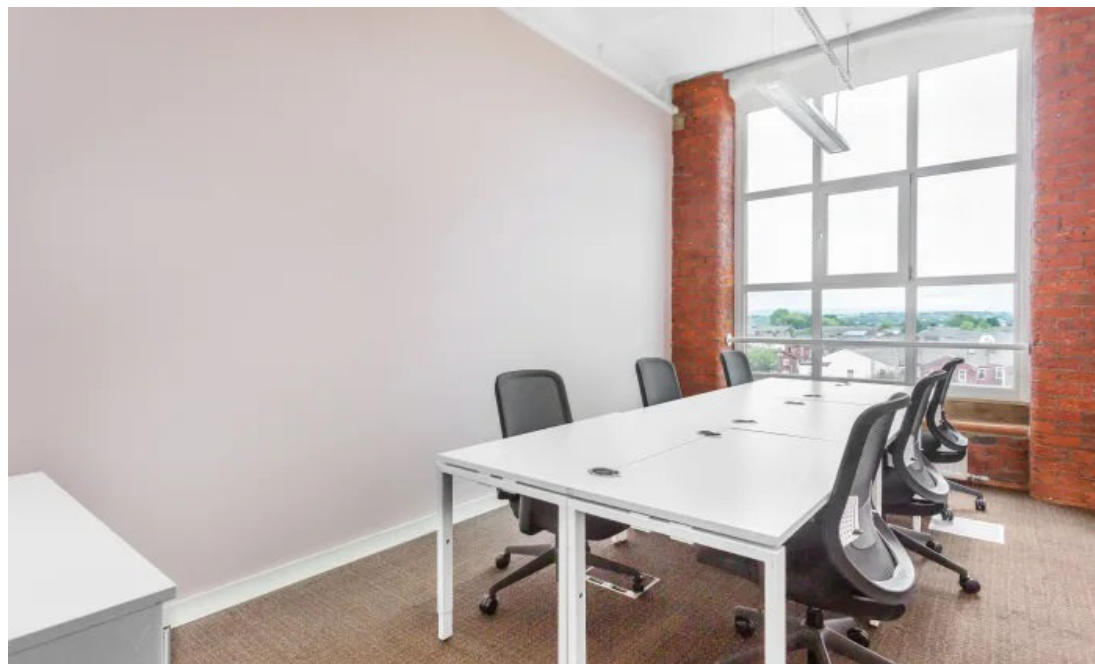
Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

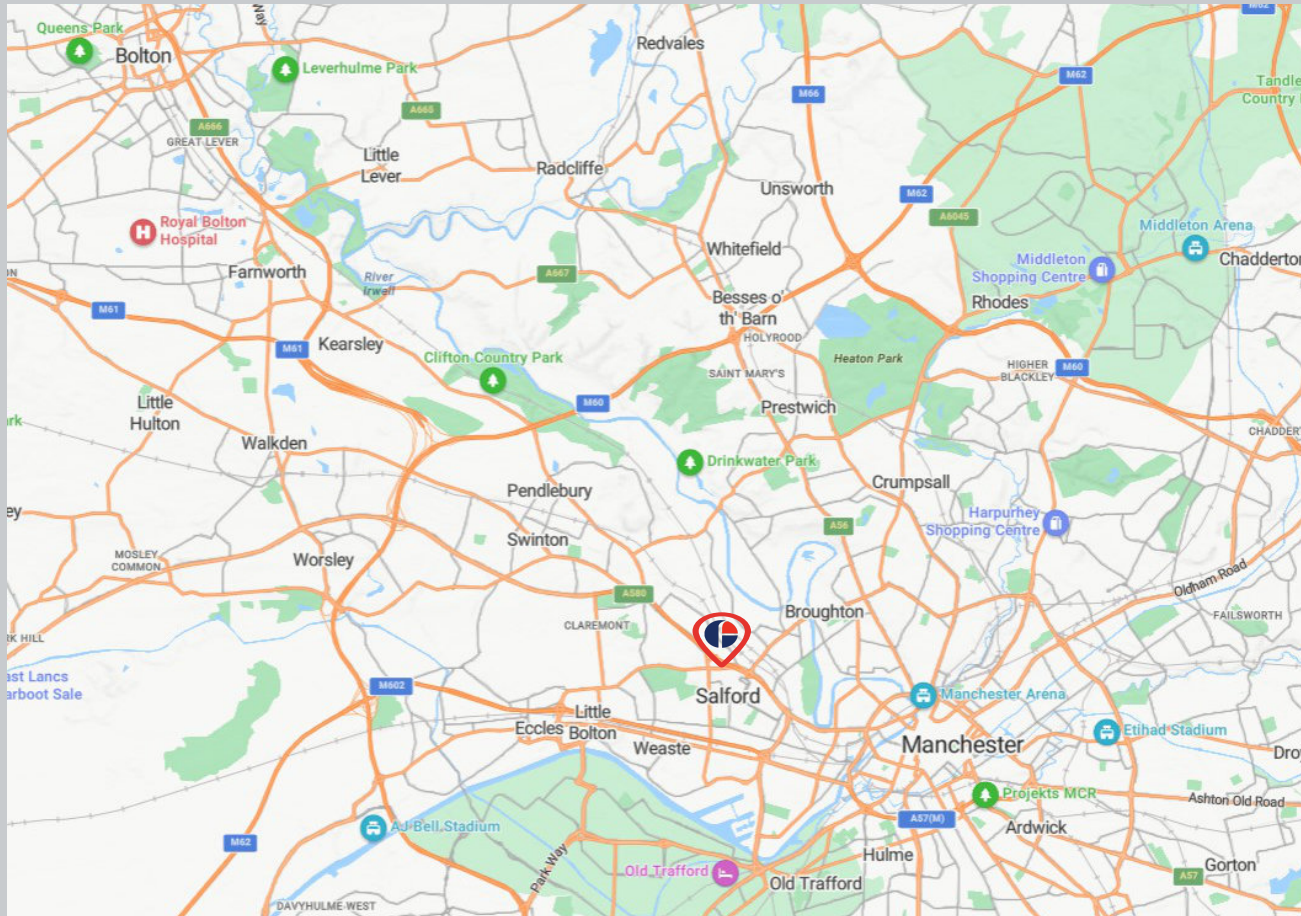
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



Lowry Mills, Swinton, Salford



Bing Maps © 2023



Approximate Travel Distances



Locations

- Manchester Town Hall - 3 miles
- Deansgate - 6 minutes
- Market Street - 4 minutes



Nearest Station

- Deansgate - 3 minute walk



Nearest Airport

- Manchester Airport - 20 minute drive



Viewings



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Particulars dated May 2023. Photographs dated March 2023.