

Raven Locks Salford

Immediately available individually or combined
Unit 33 – 19,216 sq ft 1,785 sq m (includes 1,512 sq ft of first floor offices)
Unit 35 – 12,603 sq ft (1,171 sq m)
Total 31,819 sq ft (2,956 sq m)



Excellent access



Secure yard areas



Dedicated car parking spaces



External lighting



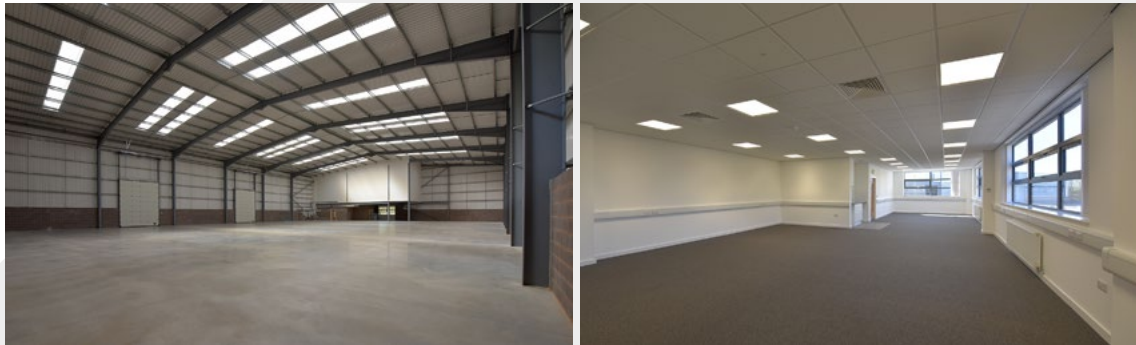
Roller shutter doors



8 metre eaves

Raven Locks

Units 33 and 35, Raven Locks, Ravenscraig Road, Little Hulton, Salford M38 9PU



Description

Raven Locks comprises a new build industrial/warehouse development of six units which benefit from the following specification:

- Steel portal frame construction
- 8 metre eaves height
- Level access loading doors
- Power supply of 69-100 kVA
- Self-contained secure units
- First floor offices (ability to install in unit 35)
- Glazed reception area
- Available individually or combined

Location

Ravens Locks is located just off the A5082, providing excellent access to the local road network including the A6, A666 and A580. Junctions two and three of the M61 motorway are within two miles of the site and Manchester city centre is 10 miles to the East.

Property owned by **Mileway**

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EPC

EPC available upon request.

Terms

The units are available on a new FRI lease for a minimum term of five years.

Viewing / Further Information

Please contact:



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07795 107 469

VAT

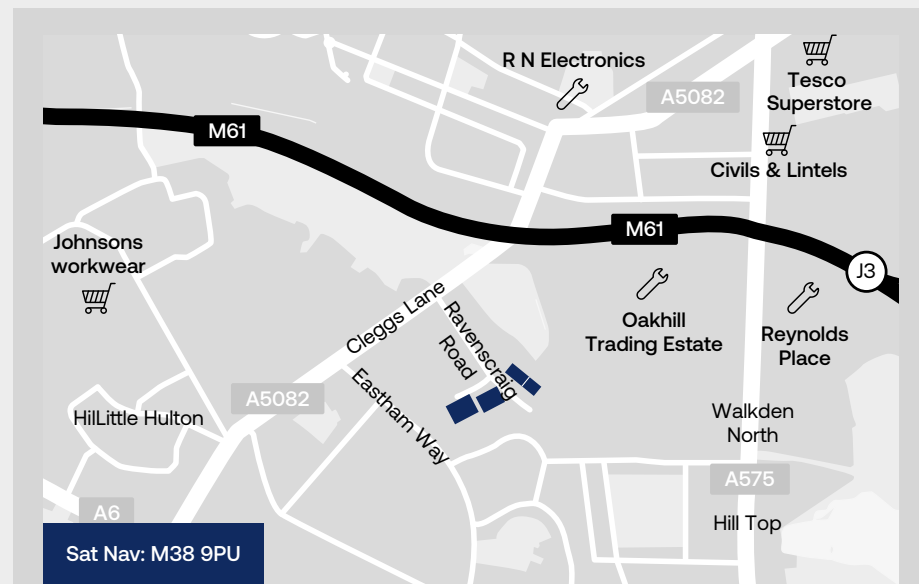
VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



Robert Kos
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Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)
Unit 33	19,216	1,785
Unit 35	12,603	1,171



Mileway