

Norton Street Arches

Unit 1, Norton Street, Salford, M3 7NW



TO LET

2,120 SQ FT
(196.95 SQ M)

Fully Refurbished Arch Unit To Let

- Prominent location on Norton Street
- Fully refurbished arch unit
- Excellent Manchester City Centre and Salford location
- Situated within the rapidly regenerating Greengate area
- Flexible space suitable for a variety of occupiers

0161 260 0075
ltlproperty.com

Norton Street Arches, Unit 1, Norton Street, Salford, M3 7NW

Summary

Available Size	2,120 sq ft
Rates Payable	£3,720 per annum
EPC Rating	A

Description

The arches on Norton Street have been comprehensively refurbished and benefit from new attractive glazed frontages. The glazed elevations provide excellent levels of natural light to the accommodation, whilst also offering strong visibility into each unit. Capped services are provided internally, allowing occupiers flexibility for future fit-out and use.

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

Location

Norton Street is prominently located within the heart of the Greengate area, positioned on the boundary between Manchester City Centre and Salford.

Over the past decade, the surrounding area has undergone significant regeneration, with substantial investment driving extensive residential and commercial development. The ongoing Greengate regeneration scheme is set to further transform the area, creating an enhanced public realm with new residential accommodation and a dedicated park located directly opposite Norton Street.

Accommodation

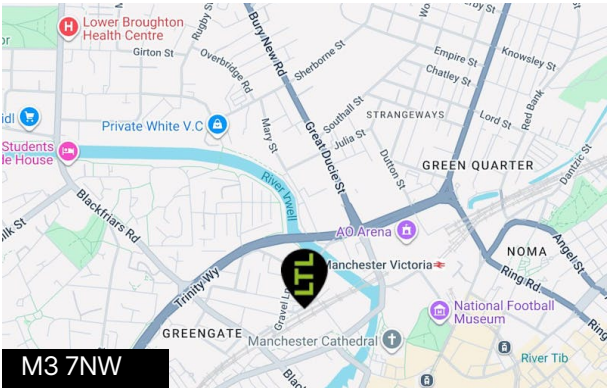
The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	2,120	196.95
Total	2,120	196.95

Video

● Video Tour -

https://www.youtube.com/watch?v=tY2w3_29V0A&list=PLiEap5Q-zx7XX4AabQwzRJXnvuICS0UPH&index=6



Viewing & Further Information



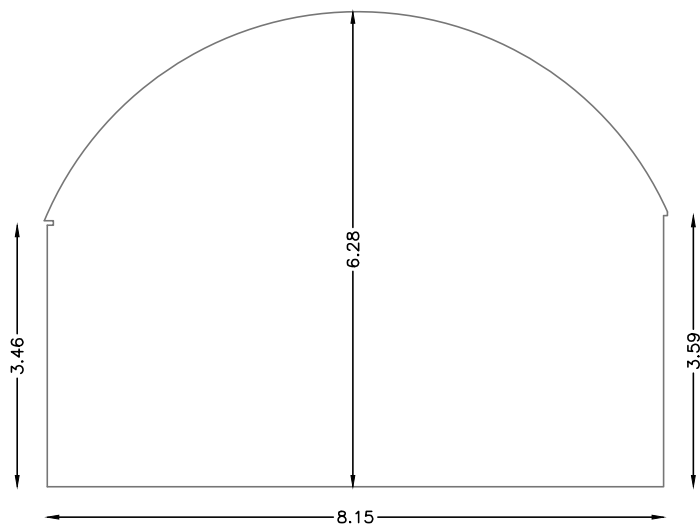
Elliott Gagan
0161 260 0075
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Jonathan Baucher (B1 Real Estate)
0161 706 1111

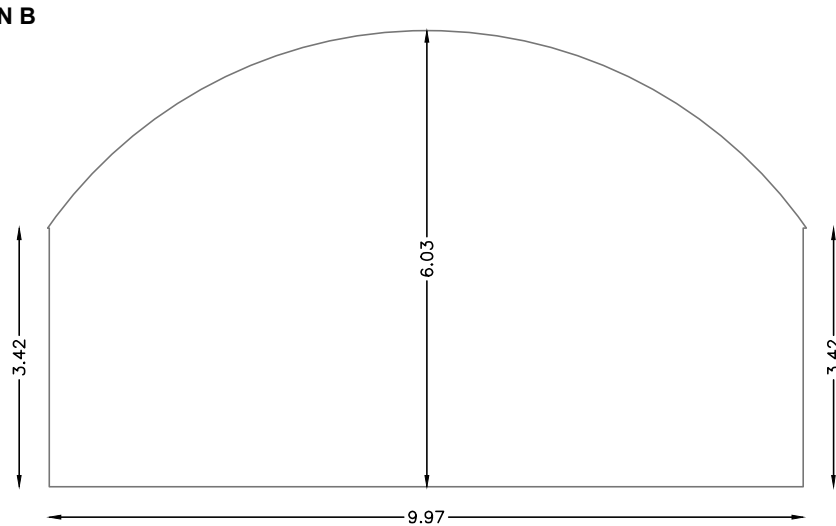


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SECTION A



SECTION B



Property Ref: SFD07800

Salford Exchange - Norton St
SALFORD, M3 7NW



Rental Space Ref: SFD07803

Arch 1 Norton Street, SALFORD, M3

Net Internal Area

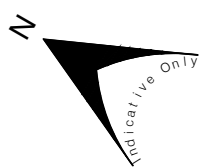
	NIA	196.53 sq m	2115 sq ft
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The following have been EXCLUDED from the TOTAL NIA:

INT_OTH	0.42 sq m	5 sq ft
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Gross Internal Area

	GIA	196.95 sq m	2120 sq ft
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NORTON STREET

H3.59

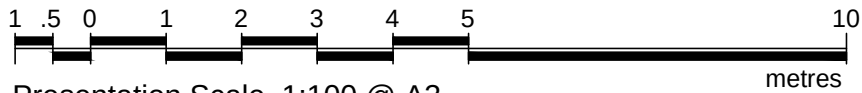
A6.28

H3.46

H3.42

A6.03

H3.42



Presentation Scale 1:100 @ A3

Notes:
This drawing complies with the RICS Code of Measuring Practice, 6th edition (September 2007) and the Globally applicable 6th Edition (May 2015). It indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

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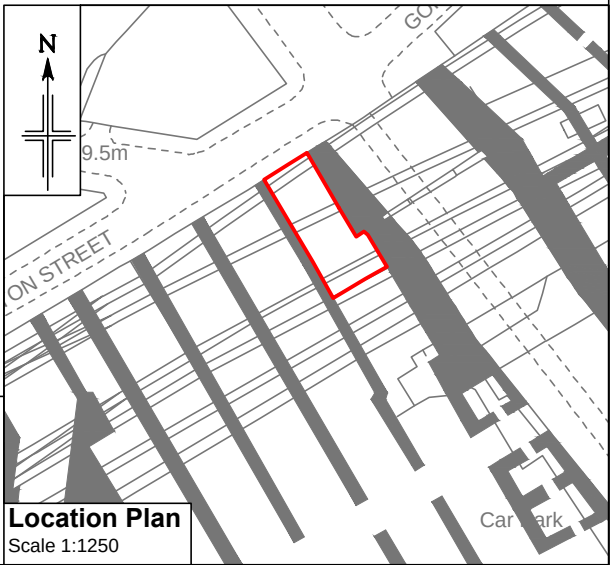
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Legend:

	Haunch Height (m)
	Arch Maximum Height (m)
	Floor To Ceiling Height (m)

Revisions:

P01 - Original Issue (November 2020)
P02 - New Site Survey (May 2025)



Location Plan
Scale 1:1250

Dwg No.
43264-PCL-SFD07803-GF-DR-G-00001_Master-S6-P02

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