



356, Dawson Street, Salford, M27 4FG

- Large Secure Yard
- High office content
- TO LET / FOR SALE



BC REAL ESTATE



LOCATION

The property it situated at the corner of Albion Street and Dawson Street, on Pendlebury Industrial Estate in Swinton.

This is a long established industrial estate approximately 5miles from Manchester City Centre and is access via Chorley Road (A6) and Bolton Road (A666).

Access to J16 of the M60 is approximately 1.5miles North.

DESCRIPTION

A single storey concrete frame warehouse. The majority of the property has been fitted out as offices with a small area for storage and the remainder warehouse space.

The property benefits from its own self-contained yard and approximately 11 car parking spaces along Albion Street.

TERMS

The property is available on a rental basis. Alternatively, the property is available to buy on a long leasehold basis.

LEGAL COSTS

Each party will pay their own legal costs

ACCOMMODATION

We have calculated the floor areas on a gross internal basis to be as follows:

Warehouse Offices **Total** 1,916 sq ft 3,464 sq ft **5,380 sq ft**

RENT / PRICE

The rent / price 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 john@bcrealestate.co.uk



Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Designed and produced by Richard Barber & Co. 0161 833 0555. www.richardbarber.co.uk