

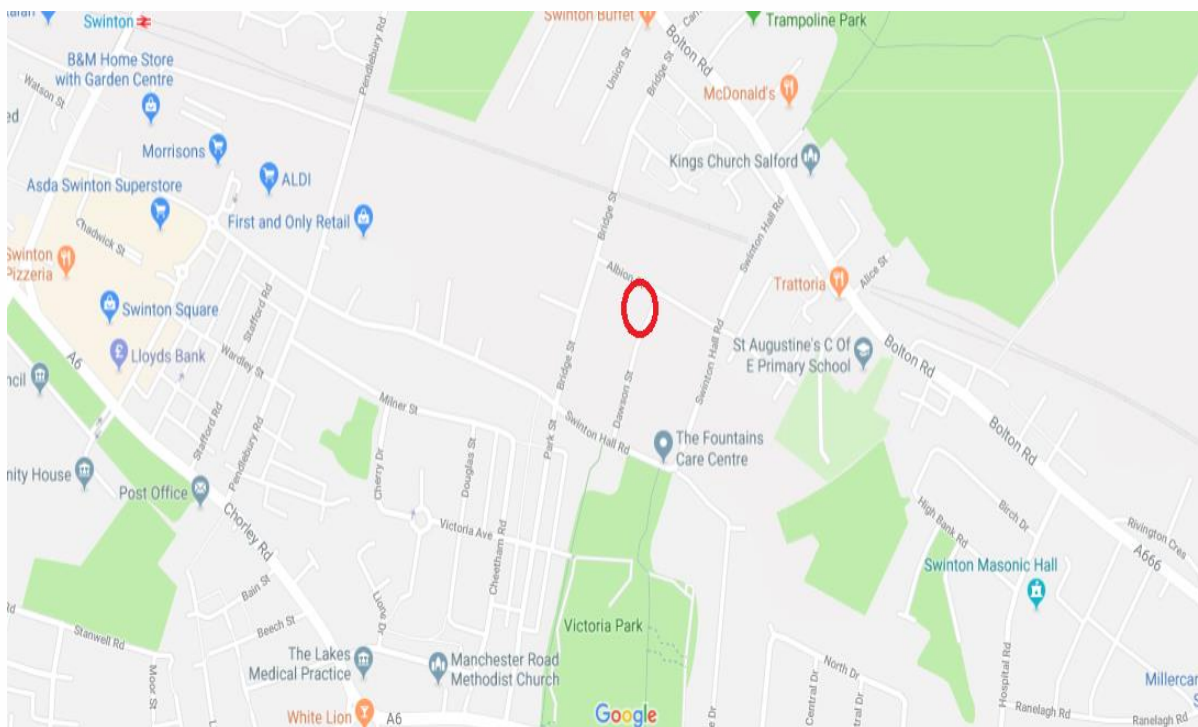


Single Storey Commercial Property

5,380 sq ft approx.

356, Dawson Street, Salford, M27 4FG

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



LOCATION

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

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

Access to J16 of the M60 is approximately 1.5 miles 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	1,916 sq ft
Offices	3,464 sq ft
Total	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:

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