










Unit No. 2 Trinity Row, M3 5EN

Reference number: SFD09311



-  Size: 2,856 sq ft (265.33) sq m
-  Location: Salford
-  Rent: £40,000 Per Annum + VAT
-  Type: Storage, Light Industrial, Warehousing
-  Available From: Available From: Immediately
-  Local Authority: Salford City Council on 0161 909 6542
-  Deposit: 3 months rent – subject to status

Property Description:

Situated in a prominent position from the main road the unit comprises one of six refurbished arches providing approximately 2856 sq ft of light industrial/storage accommodation. The arch is accessed via double steel vehicular doors protected by external anti ram bar. Internally the unit benefits from office and WC and fluorescent strip lighting. A shared forecourt provides four parking spaces for the premises.

Key Details:

- Prominent Position
- Office/WC
- 4 Parking Spaces

Location Description:

Accessed from East Ordsall Lane the arches are situated on Trinity Row and are within easy access of Manchester City Centre.

Tenancy Agreement:

Available on The Arch Company's Standard Tenancy Agreement. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement. Other agreement types may be available.

Solutions RPI:

Solutions RPI + 1%

Property Insurance:

The landlord is responsible for insuring the building and recovering the premium from the tenant. Costs to be confirmed.

User Planning:

Light Industrial / Storage

Service Charge:

TBC

Contact:

Jonathan Baucher

Disclaimer:

The Arch Company Properties Limited give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

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