



36 FITZWARREN STREET | SALFORD | M6 5LN



2,826 sq ft (263 sq m)



WAREHOUSE/SHOWROOM UNIT WITH ROAD FRONTAGE  
& ON SITE PARKING

TO LET

## DESCRIPTION

The property is a small self-contained warehouse/showroom facility fronting directly onto the main road. It was most recently in use for the storage, display and sales of furniture and is in effect open plan in layout. There is a small office and Wc/washroom facilities.

The property is of brick construction with a rendered façade, solid concrete floor and a pitched roof supported on light steel trusses. At the front is an electronically operated roller shutter door (approx 10 feet wide by 10 feet high) and the unit affords a height of approx 11 feet from floor to underside of the trusses.

Externally there is on site car parking at the front for 6/7 motor cars.

## LOCATION

The property is very prominently located on Fitzwarren Street close to the Fitzwarren Street roundabout and the junction with Pendleton Way opposite the main Salford Shopping City and immediately opposite the fairly recently developed Tesco store.

The area is a densely populated mixed residential and commercial locality circa 3 miles from the centre of Manchester.

## SERVICES

All mains services are available to the property. New lighting has been installed.

## FLOOR & SITE AREA

The unit extends to 2,826 sq ft gross.

## RATES

To be individually assessed on occupation.

## TERMS

Flexible lease terms are offered at a rental of £16,500/annum, exclusive.

## ENERGY PERFORMANCE CERTIFICATE

Available on request

## VIEWING

Strictly by prior appointment with the Sole Agents: Houghton Warburton on 0161 839 0080.



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