RIDLEYTHAW

TO LET

Warehouse/ Industrial Units
1,105 – 3,430 sq.ft

- **New build Industrial Units**
- **High Quality Specification Units**
- **Onsite Parking**

Hilton Point
Upper Camp Street
Salford
M7 2ZN

0161 669 4000 | rtllp.co.uk

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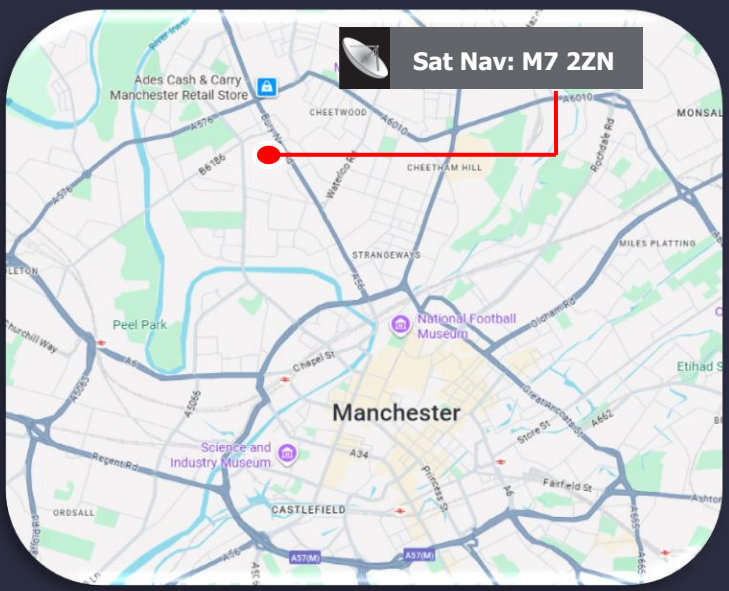
Description

Hilton Point is a development of high-quality new build industrial units. The units comprise steel portal frame construction with part-brick and part-clad elevations and benefit from the following features:

- Electric roller shutter doors
- 3 phase electricity
- 6.5m eaves height

Accommodation & Rent

Unit	Size (sq.ft)	Size (sq.m)	Rent
1	1,210	112.41	£21,250 per annum
2	1,115	103.58	£19,500 per annum
3	1,105	102.65	£19,500 per annum



Location

The subject property is located on Hilton Point within the Cheetwood area.

The units are conveniently located being just off the A56 Bury New Road, and benefit from excellent road links as the units are approximately 1.5 miles from Manchester city centre and 3.5 miles from the M60 motorway.

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Terms
The units are available on a new lease for a term of years to be agreed.

EPC
Available upon enquiry.

Business Rates
The rating assessment is to be confirmed. We advise all applicants to make their own enquiries of the rating liability.

VAT
All figures quoted are eclusive of VAT are subject to VAT.

Anti-Money Laundering Regulations
In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the prospective tenant.

Viewing/ further information
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