



## The Cobden Centre, Vere Street, Salford, Manchester, M50 2PQ

High quality units close to city centre.

Tenure	To Let
Available Size	818 to 1,066 sq ft / 75.99 to 99.03 sq m
Rent	£1,160 - £1,510 per month
Business Rates	Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.
EPC Rating	Upon enquiry

### Key Points

- > Roller Shutter Doors
- > Exceptional local amenities
- > Flexible working space
- > Excellent communication links
- > Generous ceiling heights

## Description

The Cobden Centre is an established Industrial Estate consisting of 14 industrial units around a central courtyard. The units are primarily open plan, some with internal offices. They are self-contained with their own kitchen and toilet facilities.

All units have sectional roller shutter door access along with roller shutter doors over the pedestrian door access. The site also has ample car parking and CCTV security.

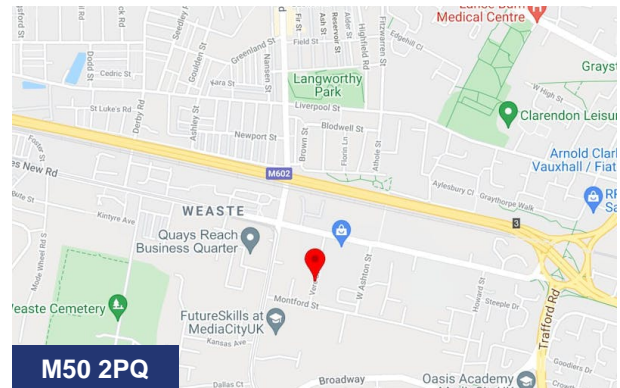
## Location

The property is located 2 miles West of Manchester city centre, accessed off Eccles New Road/ South Langworthy Road which connect with M602 motorway and A6/ A580 East Lancs Road.

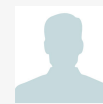
Junction 3 of M602 motorway is located less than 1 mile to the East. Peel's Salford Quays Media City development is located 1 mile to the south west of the site.

## Accommodation

Description	sq ft	Rent	Service charge
Unit 12A	818	£1,160 /month	£68 /month
9	1,066	£1,510 /month	£89 /month



## Viewing & Further Information



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