

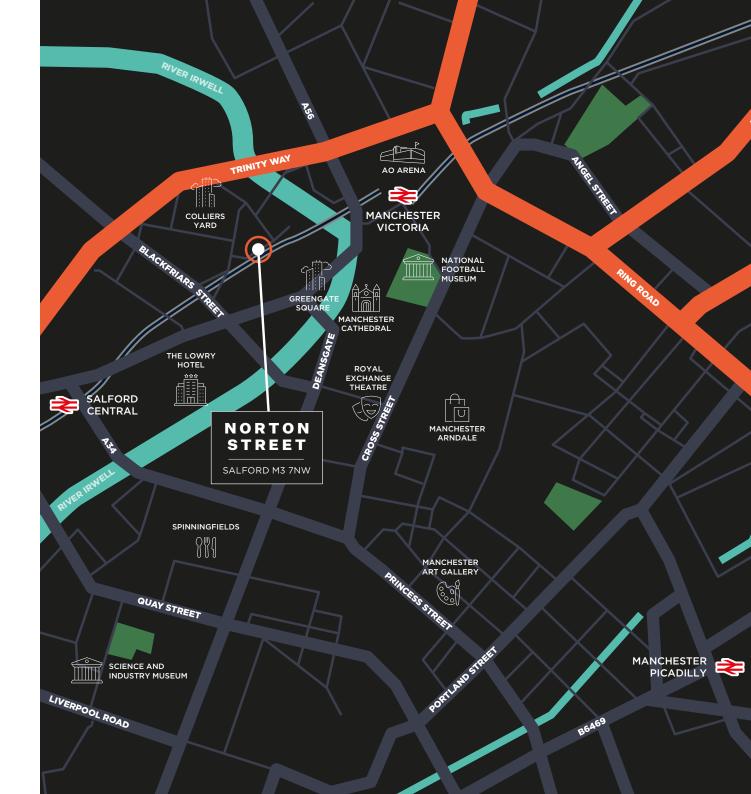
NORTON STREET SALFORD M3 7NW

NORTON STREET IS LOCATED IN THE HEART OF GREENGATE ON THE MANCHESTER CITY CENTRE AND SALFORD BOUNDARY.

Over the last decade, the immediate area has experienced an unprecedented level of new residential and commercial development. The Greengate regeneration scheme aims to create a new public realm, comprising of new homes and a park located directly across from Norton Street.

Located less than 5-minutes' walk from Deansgate, Norton Street is well served by public transport with Manchester Victoria and Salford Central train stations each within easy walking distance.

The units are also conveniently located nearby the Manchester AO Arena.





A VIBRANT LOCATION



MANCHESTER PICCADILLY STATION

15 mins (2.2 miles)



★ 9 mins (0.4 miles)

SALFORD CENTRAL STATION



MANCHESTER VICTORIA STATION .

½ 7 min (0.3 miles)

NORTON STREET

SALFORD



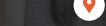
AO ARENA

水 7 mins (0.3 miles)



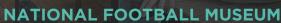
DEANSGATE

於 **5 mins** (0.2 miles)



MANCHESTER ARNDALE

★ 9 mins (0.4 miles)



½ 9 mins (0.4 miles)



SPACE TO THRIVE

NORTON STREET IS A NEW AND VIBRANT NEIGHBOURHOOD LOCATED IN GREENGATE, AN AREA STEEPED IN INDUSTRIAL HERITAGE IN THE CITY CENTRE.

The arches on Norton Street are fully refurbished and include new infills with feature glazed frontages, allowing plenty of natural light into the spaces and providing good visibility into each. There are capped services internally.

These units are suitable for F&B, retail, and leisure occupiers.

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NORTON STREET, SALFORD, M3 7NW

ACCOMMODATION

UNIT	SQ FT
1	2,160
2	2,430
3	2,240
4	LET TO ASDA
5	LET TO ASDA
6	2,680
7	2,940
8	3,280
9	1,990
10	1,980



GREATLOCATION



24/7 ACCESS



FULLY GLAZED FRONTAGE



FULLY REFURBISHED

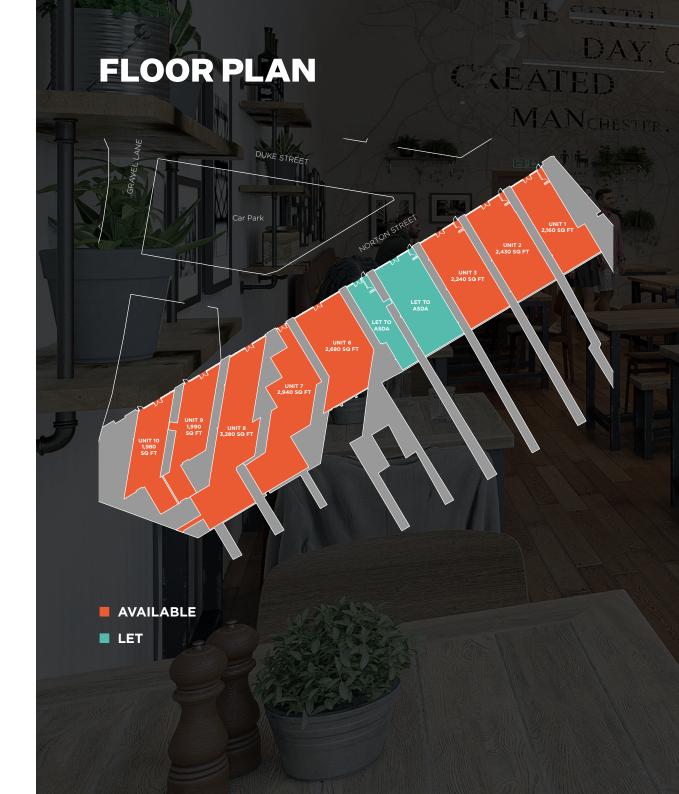


3-PHASEPOWER



INSULATED CONCRETE SLABS







COSTS PER ANNUM

£60,000-£99,000 pa

EPC

Targeting B rating.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

ENQUIRIES +44 (0)800 830 840

leasing@thearchco.com

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

