

NORTON STREET

SALFORD

RESTAURANT

GYM



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 VICTORIA
STATION**

🚶 7 min (0.3 miles)


SALFORD CENTRAL STATION


🚶 9 mins (0.4 miles)


**MANCHESTER PICCADILLY
STATION**

🚗 15 mins (2.2 miles)

NORTON STREET

SALFORD


AO ARENA

🚶 7 mins (0.3 miles)


DEANS

🚶 5 mins (0.2 miles)


MANCHESTER ARNDALE

🚶 9 mins (0.4 miles)


NATIONAL FOOTBALL MUSEUM

🚶 9 mins (0.4 miles)



SPACE TO THRIVE

@ NORTON STREET, SALFORD, M3 7NW

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.

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



GREAT
LOCATION



24/7
ACCESS



FULLY
GLAZED
FRONTAGE



FULLY
REFURBISHED



3-PHASE
POWER



INSULATED
CONCRETE
SLABS



WATER
AND
DRAINAGE

FLOOR PLAN





ONAL

STRENGTH

RECEPTION
CHANGE

the
GYM
norton street

RESISTANCE TRAINING

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

For further information about the building or to arrange a viewing please contact the agent B1 Real Estate.

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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.

Particulars issued November 2024.

