TO LET
1,044 SQ FT (97 SQ M)

- Available for immediate occupation
- Excellent communication links
- Roller shutter doors
- Generous ceiling heights
- Flexible working space
- 1 mile from Junction 3 M602

DAVIES HARRISON REAL ESTATE
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THE COBDEN CENTRE, VERE STREET, SALFORD, MANCHESTER, M50 2PQ

HIGH QUALITY INDUSTRIAL UNITS LOCATED CLOSE TO MANCHESTER CITY CENTRE

LOCATION

The Cobden Centre is located 2 miles west of Manchester City Centre, accessed off Eccles New Road / South Langworthy Road which connect with the M602 Motorway and A6 / A580 East Lancashire Road.

Junction 3 of the M602 Motorway is located less than 1 mile to the east. Media City / Salford Quays is located 1 mile to the south-west.

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 containing internal offices. Units are self-contained including kitchen and WC 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.

AVAILABILITY / PRICING

Current availability within The Cobden Centre is as follows:

	Sq ft	Sq m	Rent / Price PCM	Service charge & building insurance PCM
Unit 8	1,044	97	£1,479	£113

VAT

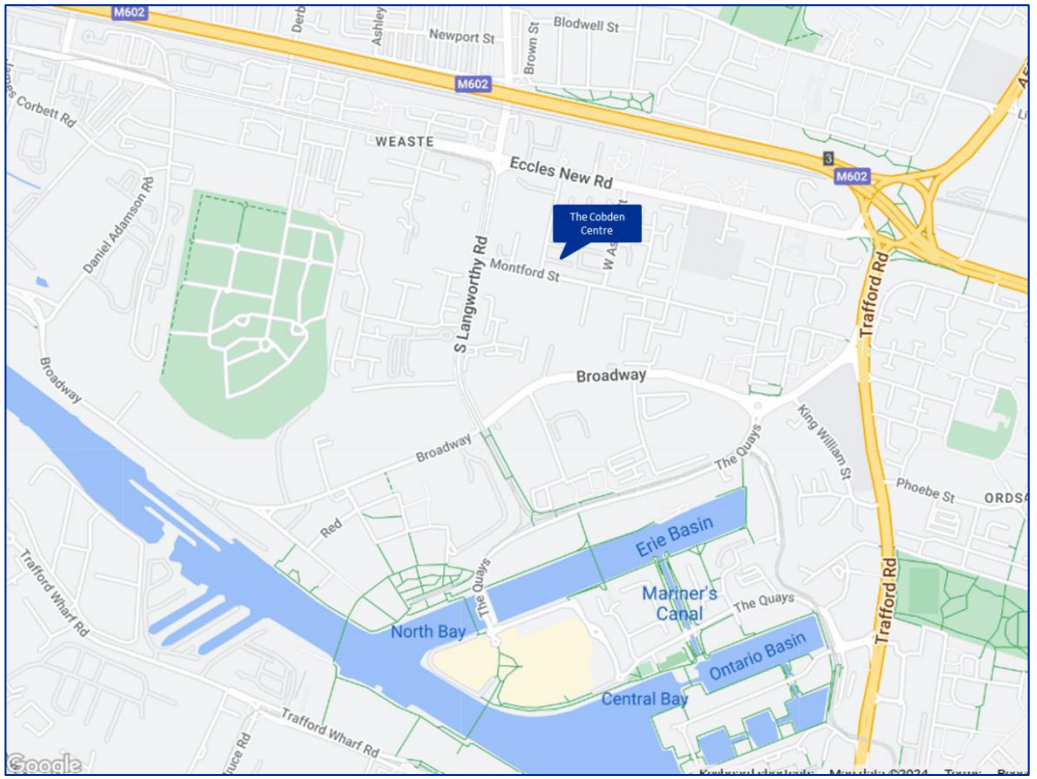
All prices are quoted exclusive of, but may be liable to, VAT at the prevailing rate.

SERVICE CHARGE / INSURANCE

Service charge and building insurance will be payable.

TERMS

The unit is available by way of a full repairing and insuring lease on terms to be agreed.



EPC

Copies of Energy Performance Certificates are available upon request.

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage. The services have not been tested.

RATEABLE VALUE

Ingoing tenants will be responsible for the payment of business rates levied on the demise by the local Rating Authority.

We advise interested parties to make their own enquiries of the local Rating Authority.

PLANNING

The property is located within an established industrial locations, and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the local Planning Department and satisfy themselves that their proposed use is acceptable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

FURTHER INFORMATION / VIEWINGS

For further information, or to arrange a viewing, please contact:

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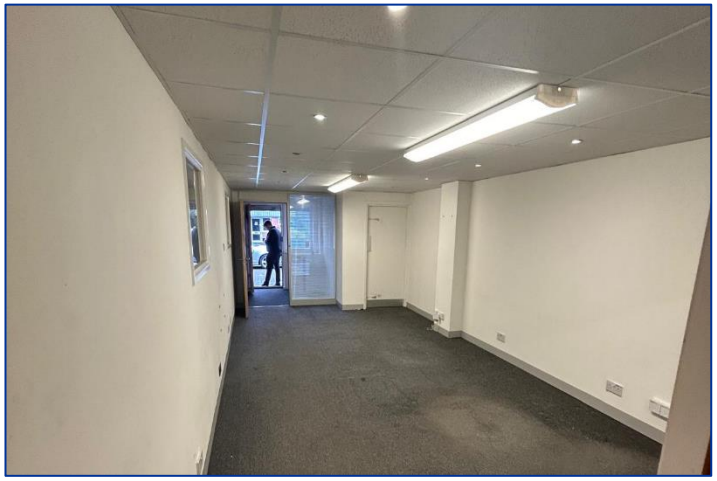
On the instructions of:

HURSTWOOD HOLDINGS



IMPORTANT NOTICE
Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are, give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property. Location map provided via Google Maps. October 2025