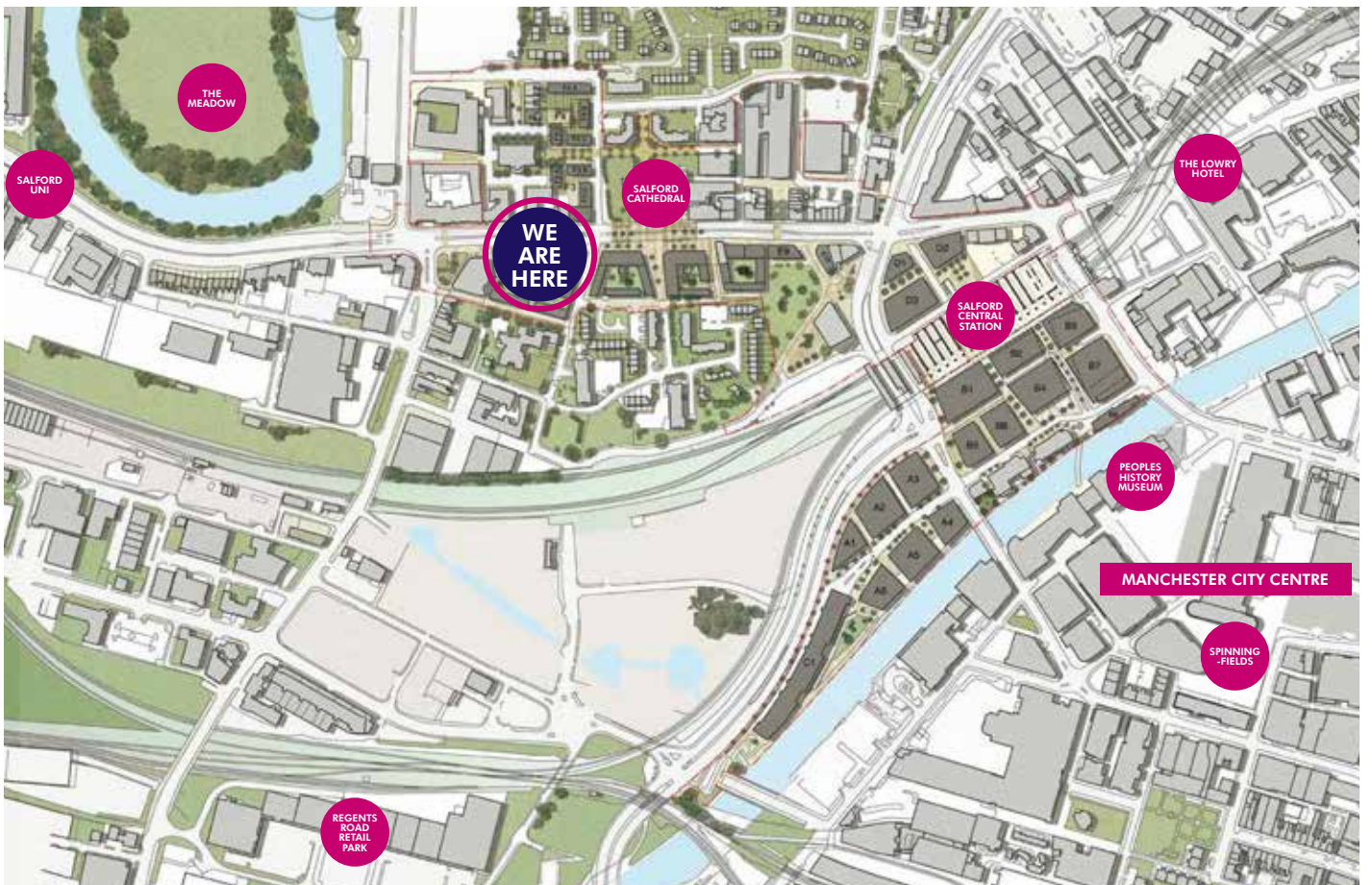




ADDING VIM & VIGOUR TO YOUR BUSINESS

Salford Central is a new development by English Cities Fund and when complete will provide **220,000 sq.m of commercial space** for office, retail and leisure.



JUICY LOCATION

- 5** minute walk to Salford Crescent and Salford Central train stations. minutes to Mancunian Way and the M602.
- 10** minute walk to Deansgate, Peel park and Salford University. minute car ride to M60 and the M62.
- 15** minute walk to the heart of Manchester City Centre, and to Manchester Victoria station.

CHAPEL STREET

Works have now been completed to transform Chapel Street from a traffic choked highway to a distinctive high street, providing a safer, calmer environment for residents, businesses and visitors. Over £10m has been invested on new pedestrian crossings, traffic calming, widening footpaths and providing easier passage for buses and cycles.

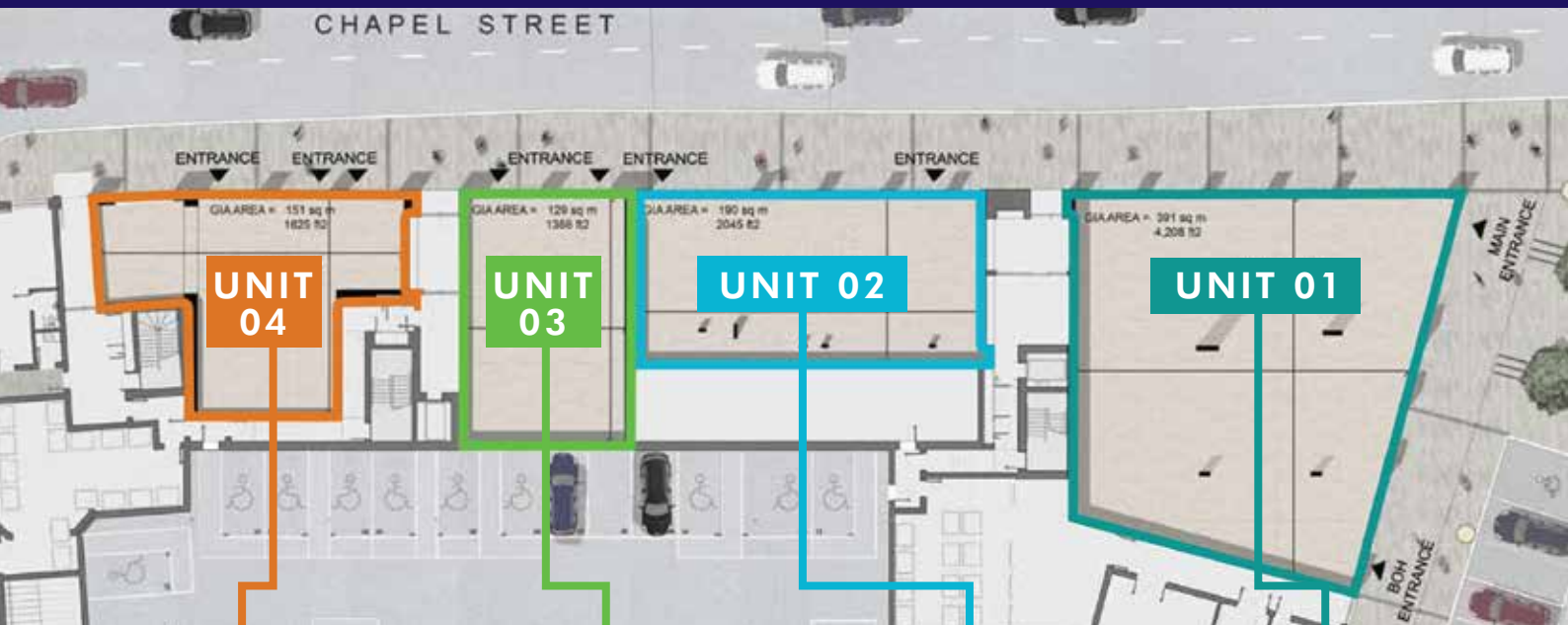
Connecting the University of Salford and Media City UK with Manchester City Centre, the area is set to become a vibrant collection of shops, cafes and business premises, as well as providing new housing.

VIMTO GARDENS

Vimto Gardens is the first phase of Salford Central which will transform Chapel Street. A six storey luxury residential building comprising 83 apartments, 14 town houses and 9,266 sq.ft of retail/leisure space.

Fronting Chapel Street the retail units will have excellent visibility to the passing traffic along this main arterial route into Manchester City Centre. The units also benefit from wide pedestrian friendly pavements and high footfall from the large number of local residents. There is also adjacent off street parking on Islington Way.

FLEXIBLE UNITS FOR ALL...



RETAIL UNIT 04

Area: 151sqm 1625sq.ft

Gas

**NOW
LET**

Polyester powder coated
low rise aluminium curtain
walling shop front system
with double glazed units.

RETAIL UNIT 03

Area: 129sqm 1388sq.ft

Gas

Minimum supply capacity:
80kWp

Water supply

1.5Vs

Electricity

100kva, 160amp, 3Phase,
400v

Risers/Ventilation

Riser access to roof level
central to the unit, access
via riser doors within the
Bell Tower lift lobby area.

Windows/Doors

Polyester powder coated
low rise aluminium curtain
walling shop front system
with double glazed units.

RETAIL UNIT 02

Area: 190sqm 2045sq.ft

Gas

Minimum supply capacity:
100kWp

Water supply

1.5Vs

Electricity

100kva, 160amp, 3Phase,
400v

Risers/Ventilation

Riser access to roof level
central to the unit, access
via riser doors within the
Bell Tower lift lobby area.

Windows/Doors

Polyester powder coated
low rise aluminium curtain
walling shop front system
with double glazed units.

RETAIL UNIT 01

Area: 391sqm 4208sq.ft

Gas

Minimum supply capacity:
150kWp

Water supply

1.5Vs

Electricity

125kva, 200amp, 3Phase,
400v

Risers/Ventilation

Riser access to roof level
central to the unit, access
via riser doors within the
Bell Tower lift lobby area.

Windows/Doors

Polyester powder coated
low rise aluminium curtain
walling shop front system
with double glazed units.



The units will be ready for handover for shopfitting in Autumn 2014. They will be available to let on new leases for a term of years to be agreed. Rents and plans available on request.

**FOR FURTHER INFORMATION PLEASE CONTACT
DARREN MOORHOUSE OR MATTHEW COX ON 0161 234 0101**

darren@kingstreetcommercial.com
DD: 0161 850 7788 Mob: 07778 159922

matt@kingstreetcommercial.com
DD: 0161 850 0498 Mob: 07788 999911

