



# Units 1&2 The Cottages

TO LET

1,534 - 3,389 SQ FT  
FITTED OFFICES  
WITH CAR PARKING

Deva City Office Park  
Trinity Way, Salford  
M3 7BE

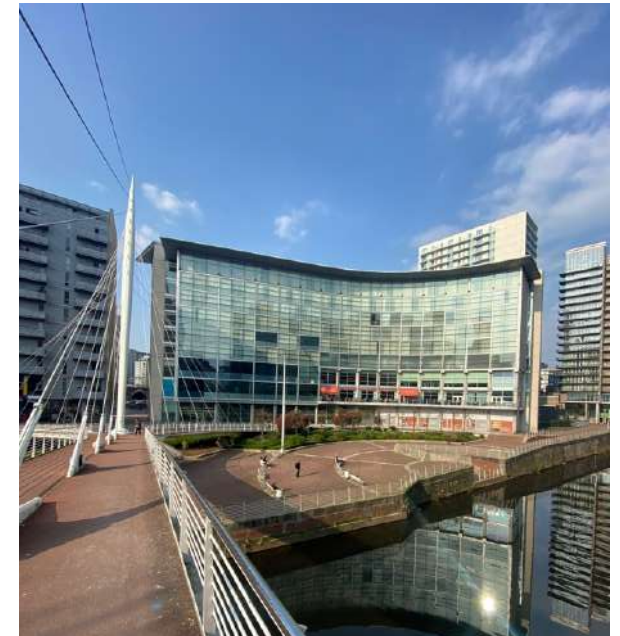
# THE BUILDING



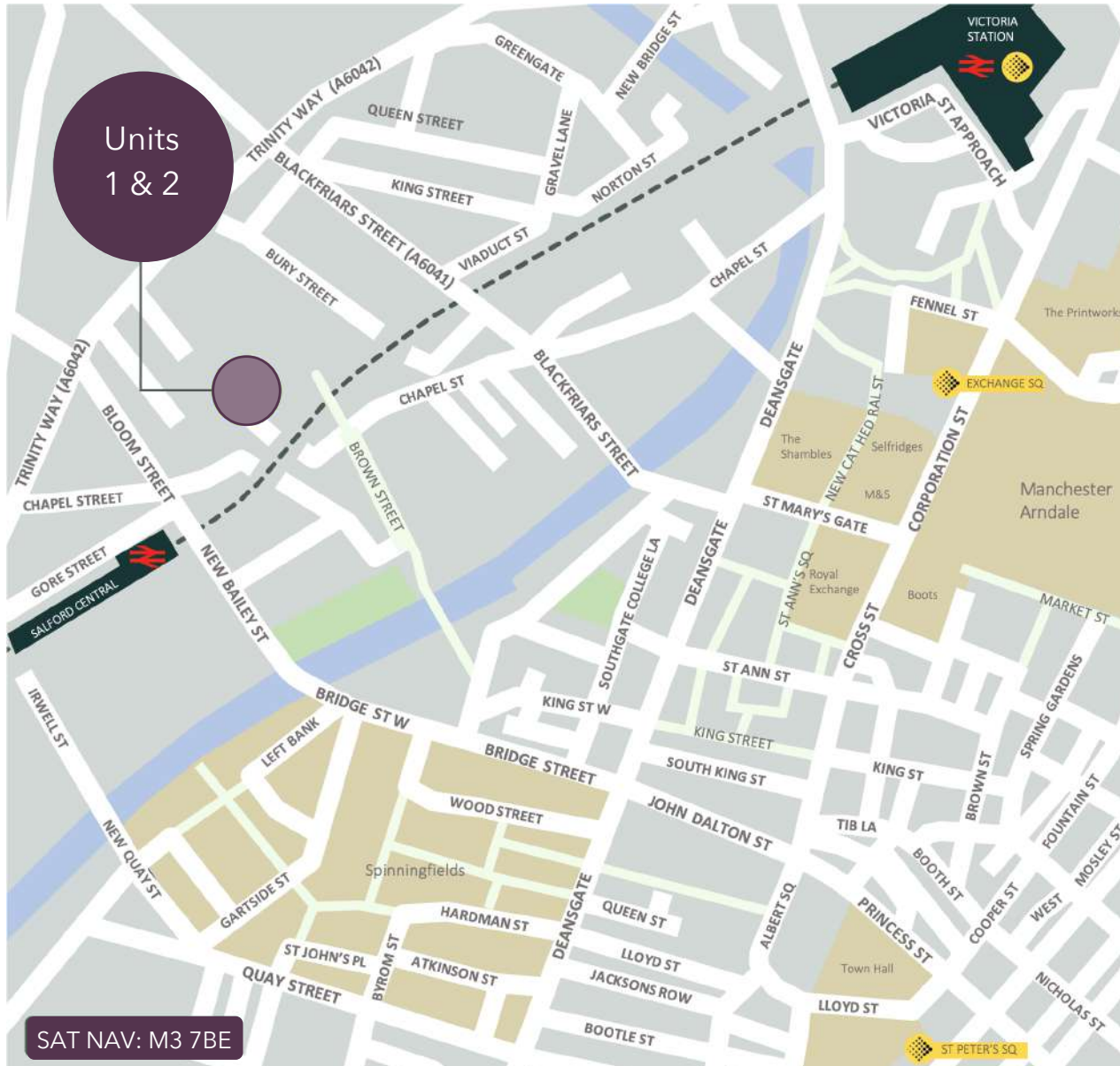
Units 1&2, The Cottages are modern offices situated within the popular Deva City Office Park development. Edward House comprises of a self-contained, modern office building across ground, 1st and 2nd floors. The available space benefits from the following features:

- Mixture of open plan and partitioned offices
- Fitted kitchens to each floor
- Male/female WC's and shower facilities
- LED lighting throughout
- Gas fired central heating
- Secure car parking (available at an additional cost)

Fitted offices in Salford, less than a 5-minute walk from Deansgate & Spinningfields



# LOCATION



Units 1&2 are located on the Deva City Office Park, in an area referred to as 'The Cottages'. Accessed off Trinity Way (A6042), the property benefits from excellent links to the Mancunian Way (A57) which in turn provides quick access onto the M60 and other regional motorway networks.

The property is located less than a 5 minute walk away from Deansgate and Spinningfields where there is a wealth of retail and leisure amenities. Edward House also has the advantage of excellent public transport links with both Victoria and Salford Central stations in close proximity to provide access to numerous local and regional locations.





# GALLERY



# TERMS

## LEASE

A new lease is available for a term of years to be agreed.

## RENT

£18.50 psf per annum.

## SERVICE CHARGE

A service charge will be payable.

## CAR PARKING

7 spaces available to rent at an additional cost.

## VAT

All prices are quoted exclusive of by may be subject to VAT.

## BUSINESS RATES

Business rates will be payable. Interested parties should make their own enquiries with the local authority.

## VIEWING

Strictly by appointment with agents Edwards.

## Address

Edwards Property Consultants  
26 King Street  
Manchester  
M2 6AY

## Contact

0161 833 9991

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**Edwards.**