



THE FILAMENTS

PROMINENT NEW RETAIL AND
LEISURE UNITS TO LET IN
THE FILAMENTS, SALFORD

AVAILABLE APRIL 2021

START >

A new neighbourhood

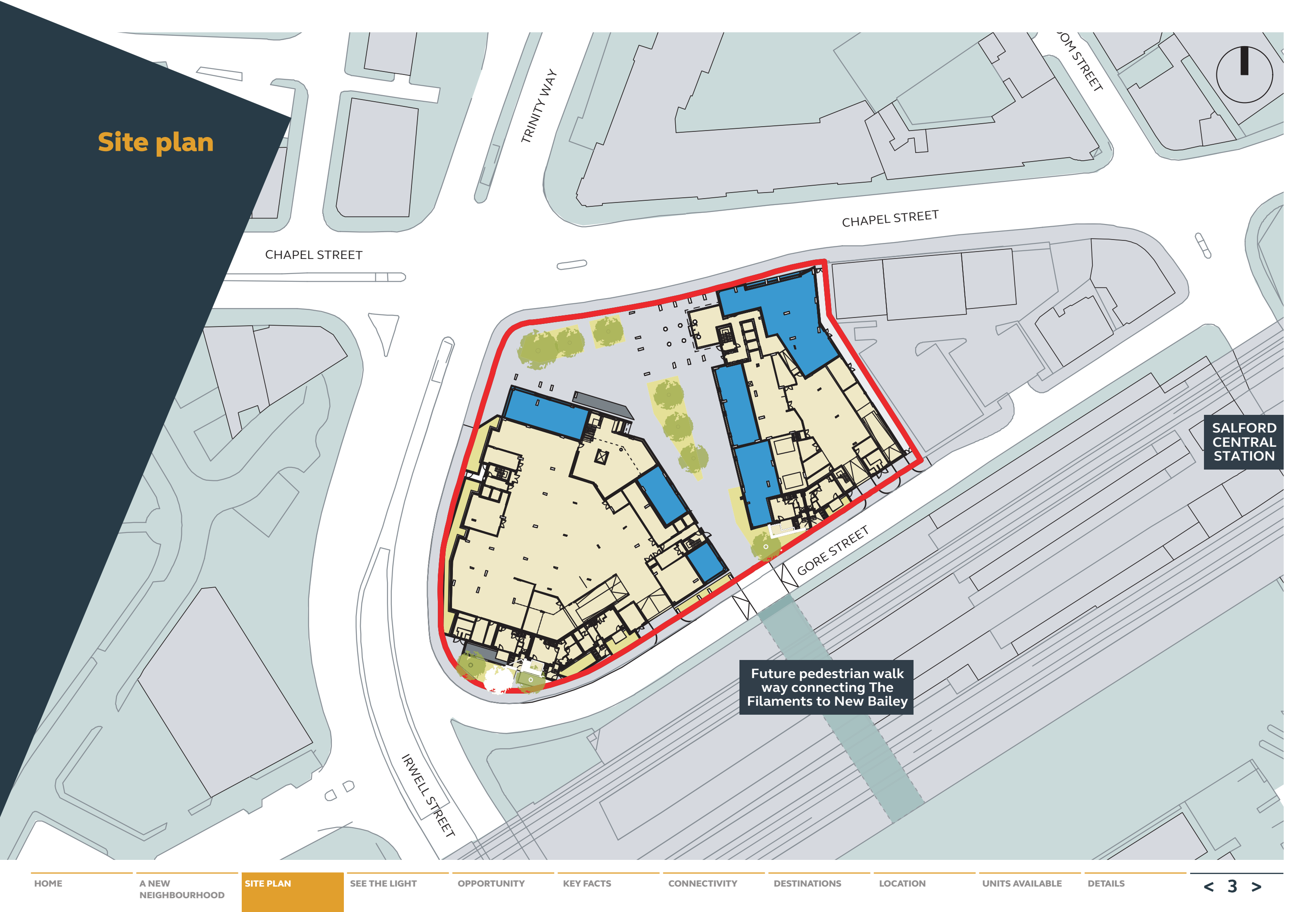
The Filaments is a brand new mixed-use development ideally situated next to Salford Central station.

This well-connected scheme will comprise of 376 apartments with a mixture of one, two and three bedroom apartments as well as six townhouses to rent.

The development comprising of two buildings with six retail and leisure units at ground floor creates an internal pedestrian piazza perfect for outdoor seating.



Site plan



SALFORD
CENTRAL
STATION

Future pedestrian walk
way connecting The
Filaments to New Bailey

See the light

The Filaments fall within the Salford Central Masterplan, one of the UK’s largest development projects and which has already delivered substantial Grade A office space, hotels and new homes.



Opportunity

The ground floor units benefit from flexible planning use class E and are suited to a range of different uses.

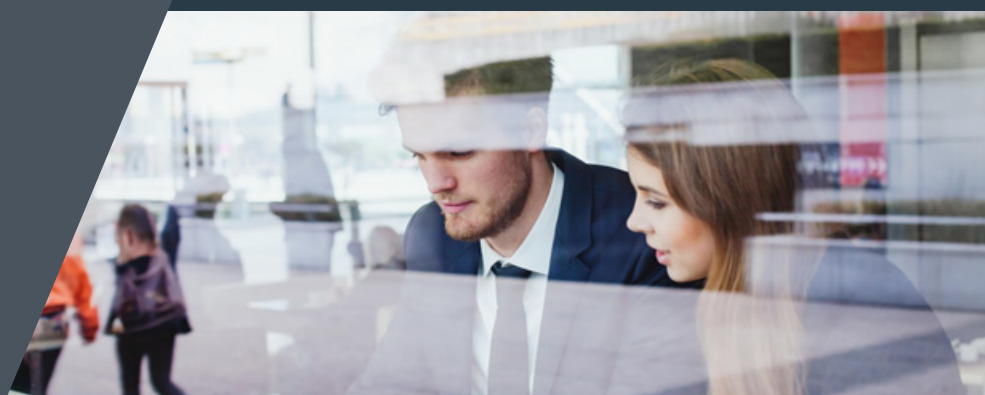
Commercial occupiers will benefit from the proximity to onsite residents as well as a large daytime office population.



Key facts

UP TO 1,110 RESIDENTS

on-site and thousands of homes
in close proximity.



OVER 750,000 ENTRIES AND EXITS FROM SALFORD CENTRAL STATION IN 2018 – 2019



OCCUPIERS OF NEW BAILEY WILL INCLUDE:

EVERSHEDS
SUTHERLAND



**Shawbrook
Bank**



**HM Revenue
& Customs**

Freshfields

WHIreland®

Berryman's **Lace Mawer**
SOLICITORS

ONE NEW BAILEY

this Grade A

125,000 SQ FT

state-of-the-art office
development is adjacent
to The Filaments.

TWO NEW BAILEY

will be completed later this
year and will add a further

188,500 SQ FT

of Grade A space.

THREE NEW BAILEY

when completed will
provide a further

157,000 SQ FT

of Grade A space. This has been
pre-let in its entirety to HMRC
and over 2,000 staff will work
here following completion.

Connectivity

The Filaments benefits from excellent connectivity to the local and wider area. The development is ideally situated on the Chapel Street corridor which is a busy link between Salford thoroughfare linking Salford to Manchester City Centre.

In 2021 two archways along Gore Street will be opened and provide a direct route to New Bailey, Spinningfields and Manchester City Centre.

Trinity Road bordering the North of the site is the Inner City Ring Road which will give great visibility to the units and has a substantial amount of daily passing traffic.





Destinations

Transport

1	Salford Central	Walking	2 mins	Cycling	1 mins
2	Manchester Victoria Station	Walking	16 mins	Cycling	7 mins
3	Manchester Piccadilly Station	Walking	25 mins	Cycling	10 mins
4	Deansgate	Walking	17 mins	Cycling	7 mins
5	Manchester Oxford Road	Walking	22 mins	Cycling	10 mins

Places of interest

6	One New Bailey	Walking	9 mins	Cycling	3 mins
7	Manchester Arena	Walking	14 mins	Cycling	6 mins
8	Royal Exchange Theatre	Walking	13 mins	Cycling	5 mins
9	Manchester Town Hall	Walking	14 mins	Cycling	6 mins
10	Manchester Art Gallery	Walking	14 mins	Cycling	6 mins
11	Manchester Opera House	Walking	10 mins	Cycling	4 mins
12	Albert Hall	Walking	12 mins	Cycling	5 mins
13	Manchester Central Library	Walking	14 mins	Cycling	6 mins
14	Science and Industry Museum	Walking	12 mins	Cycling	5 mins
15	FAC251 – Factory	Walking	23 mins	Cycling	9 mins
16	The Arndale Centre	Walking	13 mins	Cycling	7 mins
17	The Printworks	Walking	15 mins	Cycling	6 mins
18	The Corn Exchange	Walking	13 mins	Cycling	7 mins
19	National Football Museum	Walking	15 mins	Cycling	6 mins
20	Salford University	Walking	23 mins	Cycling	7 mins

Places of interest

21	The Lowry Hotel	Walking	6 mins	Cycling	3 mins
22	People's History Museum	Walking	5 mins	Cycling	3 mins
23	Regent Retail Park	Walking	18 mins	Cycling	5 mins
24	Salford Cathedral	Walking	6 mins	Cycling	4 mins
25	Salford Museum & Art Gallery	Walking	17 mins	Cycling	7 mins
26	Trinity Bridge	Walking	8 mins	Cycling	3 mins
27	Islington Mill	Walking	9 mins	Cycling	3 mins
28	John Rylands Library	Walking	9 mins	Cycling	3 mins
29	The Avenue Shopping Centre	Walking	9 mins	Cycling	4 mins
30	Leftbank	Walking	8 mins	Cycling	3 mins
31	Old Grenada Studios	Walking	9 mins	Cycling	4 mins
32	Menagerie restaurant and bar	Walking	8 mins	Cycling	3mins
33	Manchester Opera House	Walking	10 mins	Cycling	5 mins
34	GK Gallery & Tea Room	Walking	7 mins	Cycling	4 mins

Location



Commercial overview

Unit 1	1,069 sq ft	99.21 sq m
Unit 2	828 sq ft	76.92 sq m
Unit 3	426 sq ft	39.57 sq m
Unit 4	1,231 sq ft	114.36 sq m
Unit 5	1,332 sq ft	123.74 sq m
Unit 6	2,940 sq ft	273.13 sq m



Details

Terms:

Units available by way of full repairing and insuring leases for a term to be agreed.

Rent:

Available upon request.

Costs:

Each party is to be responsible for their own legal costs.

Rates:

To be assessed.

Service Charge:

Tenants will be required to pay a service charge. Further details upon request.

Planning:

All units benefit from flexible planning use class E.

VAT:

Will be levied at the prevailing rate.

EPC:

Available upon completion of the development.

Viewing:

Strictly by appointment with the agent.

Agents

cheetham&mortimer

Conor Mulloy

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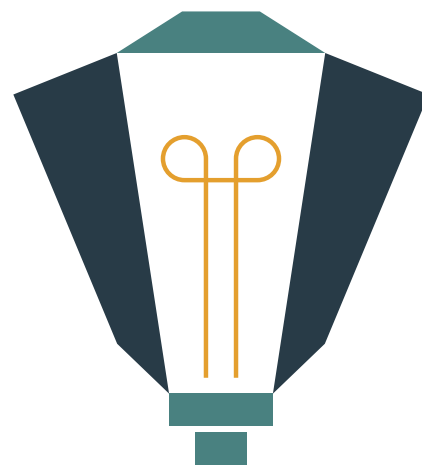
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