



PARK

EDEN SQUARE

Urmston

Total Development
188,092 sq.ft



Local Occupiers Include

Sainsbury's

Poundland

Iceland

COSTA



Eden Square, Golden Way, Urmston, Greater Manchester, M41 0NA

DESCRIPTION

Urmston is an affluent Manchester suburb that lies to the South West of Manchester City Centre and benefits from direct links to the M60 and national motorway network.

Eden Square is an impressive shopping complex in the heart of Urmston. Featuring a good range of stores to complement the offering in Urmston town centre, Eden Square is the perfect place to meet, eat and shop.

Eden Square is anchored by a 52,000 sq ft Sainsbury's with other national retailers including Aldi, Boots, Iceland, Costa Coffee, Card Factory, Greggs, William Hill, Quality Save and Anytime Fitness.

The centre is served by a 500 space car park (free parking up to 3 hours) and incorporates a 22,000 sq ft Library.



“Urmston has a wonderful community spirit; it’s a great place to live, work and play.”

Local Resident



SERVICE CHARGE & INSURANCE

The units participate in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

SERVICES

The units have electricity and water connected as far as we are aware.

PLANNING

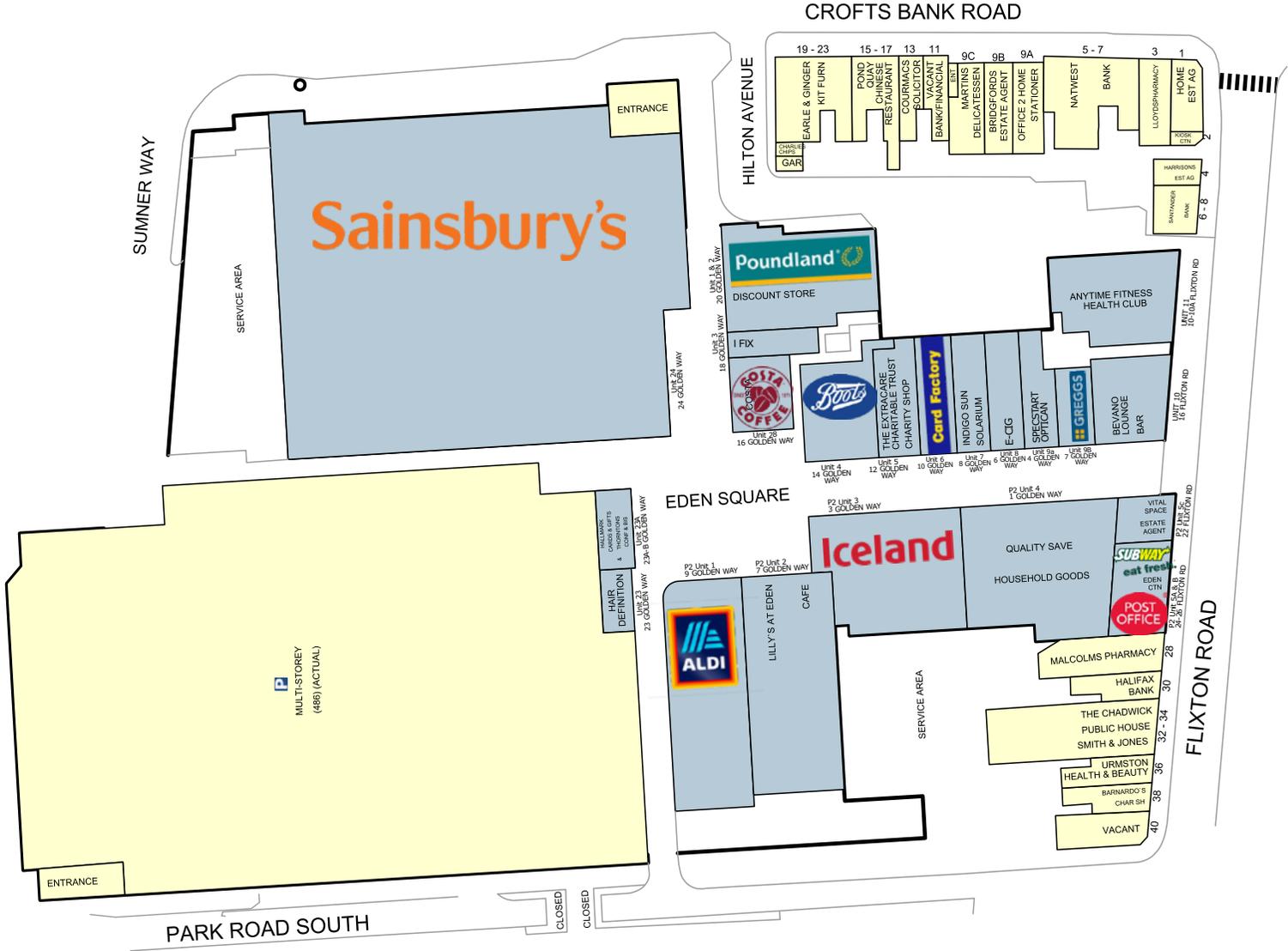
It is the in going tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

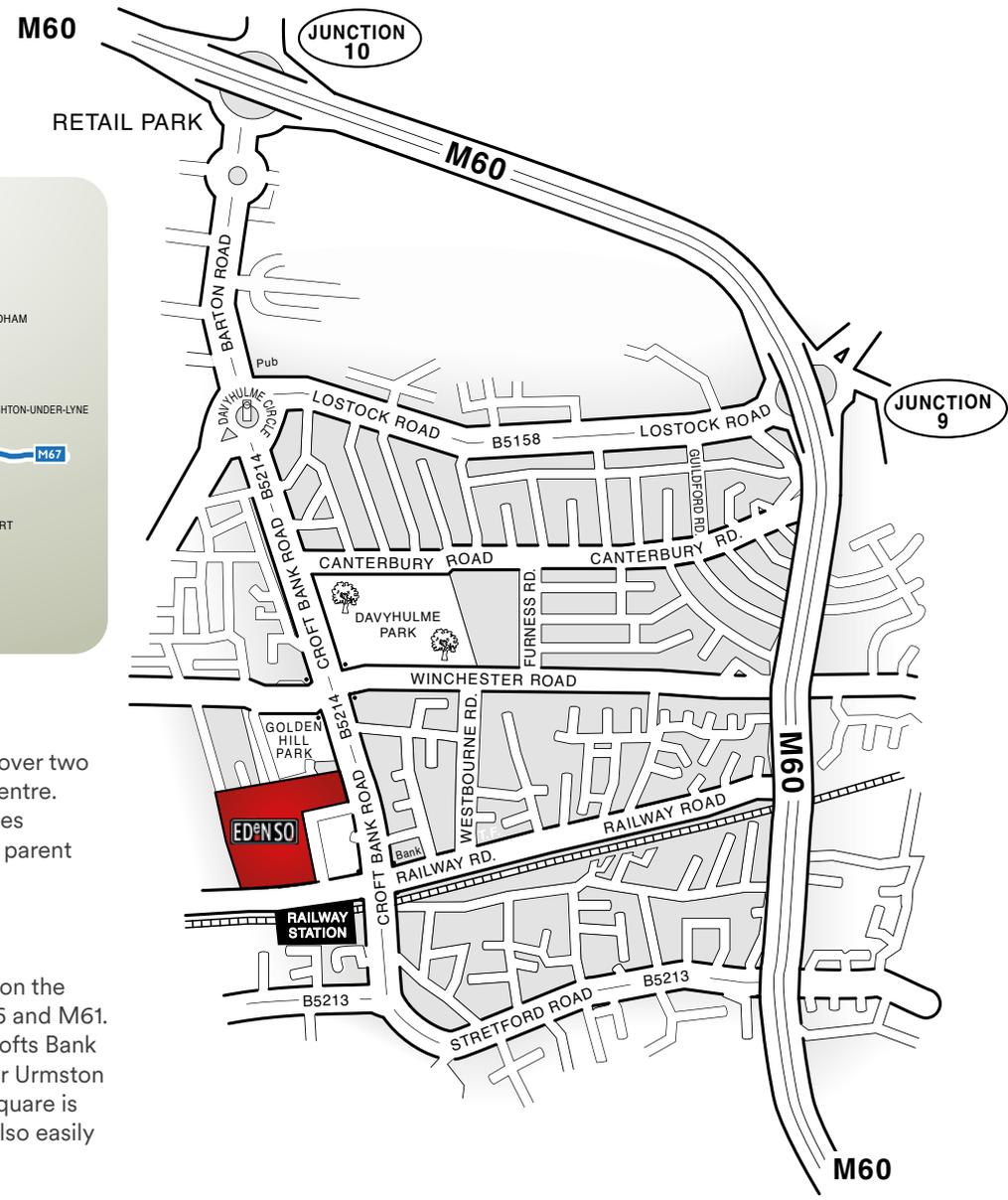
LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

RATES RELIEF

An occupier may receive up to 66% relief until 31 March 2022 but this is subject to a statutory cap. Interested parties are advised to make their own enquiries with the local council to verify this information.





CAR PARKING

Eden Square's car park has nearly 500 spaces over two levels, perfect for shopping in Urmston town centre. Free parking up to 3 hours. The car park includes disabled badge holder parking bays, as well as parent and child parking bays.

LOCATION

Urmston is close to two junctions (jn 9 and 10) on the M60 motorway, linked with the M62, M56, M6 and M61. Car parking is available on Sumner Way, off Crofts Bank Road, in the centre of Urmston. Follow signs for Urmston town centre and Urmston train station. Eden Square is located just by the train station. The centre is also easily accessible with a local taxi rank and bus stops.

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