

GET READY FOR RAILINGS



MIDDLEWOOD
LOCKS

A PROMINENT NEW
RETAIL & LEISURE
OPPORTUNITY

BUILDING
COMPLETED
AND READY FOR
IMMEDIATE OCCUPATION





WE THINK YOU'LL LIKE IT HERE.

Middlewood Locks is a city neighbourhood with community at its heart.

Railings the latest phase of 189 new homes is now occupied, with residents enjoying being part of the Middlewood Locks friendly, buzzy community. Unlike anywhere else in the city, Middlewood Locks enjoys generous public open green spaces and a beautiful waterfront setting. The much-loved 92 Degrees coffee shop and Co-op store are soon to be joined by more restaurants, shops and bars as the neighbourhood continues to flourish. And it's all within a short walk to Spinningfields, Salford Central train station and the city centre.

Be part of it...



**25 acre canalside
neighbourhood**



**900,000 sq ft of
commercial space**



2,215 new homes



**Short walk from
Manchester City
Centre**



**4.5 acres of
generous public
green spaces**



Shops & bars



**Electric scooters &
cycle routes**



Secure parking

WWW.MIDDLEWOOD-LOCKS.CO.UK

CALMLY CONNECTED TO THE CITY.

Middlewood Locks' canalside location is perfect for people seeking a peaceful neighbourhood that's closely connected to the city core.

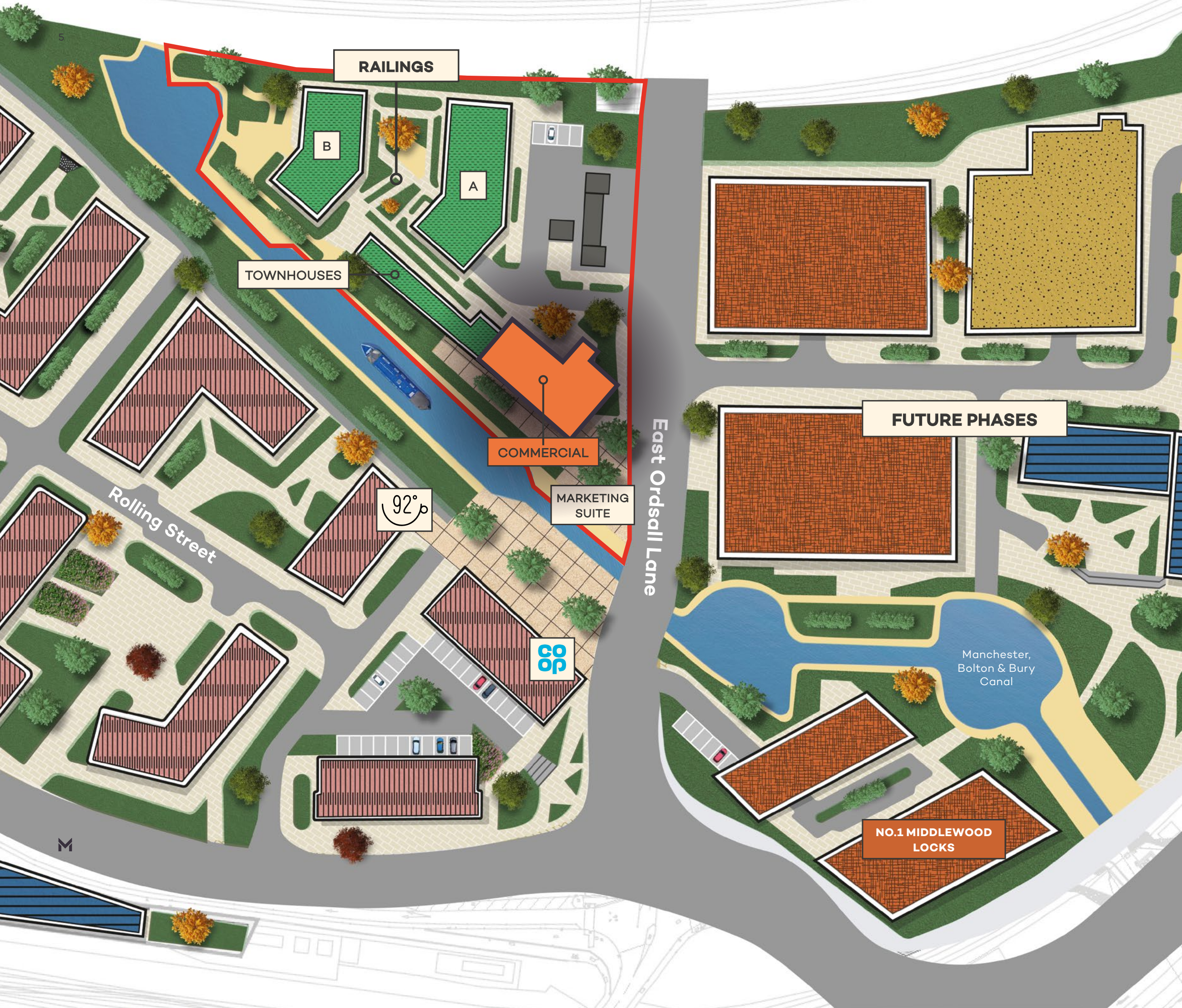
It provides a rare quality for those who want to enjoy city life with a difference: calmness. Just far enough away from the hubbub, bright lights and noise to feel like a sanctuary, but still close enough for it all to be within strolling distance.

It's an impeccably well-connected gateway neighbourhood, close to Spinningfields, St.Johns, New Bailey, Castlefield, and the many bars, businesses, restaurants, shops and world-class cultural experiences within the city centre.



MAKE IT MIDDLEWOOD LOCKS.





The Railings is a collection of 189 canalside townhouses and apartments, alongside **10,000 sq ft of purpose-built commercial space**, which has the flexibility to be leased as a whole, or sub-divided.

The space provides a fantastic opportunity for operators to provide commercial amenity to the over 2,600-strong, on-site residential community, to complement the much-loved 92 Degrees coffee shop and Co-op store.

Key Features

- Brand new, purpose-built retail and leisure space
- Ideal for food, beverage and gym operators
- Excellent footfall with over 2,600 residents on-site

KEY

-  Railings Commercial
-  Railings Residential
-  Existing Residential - All sold

SPECIFICATION.

Accommodation

Unit	SQ.M.	SQ.FT.
1 - Ground Floor	243.0	2,615
2 - First Floor	226.5	2,438
3 - First Floor	205.6	2,213
4 - Ground Floor	193.0	2,078

The units have the ability to be combined, further details upon request.

Availability

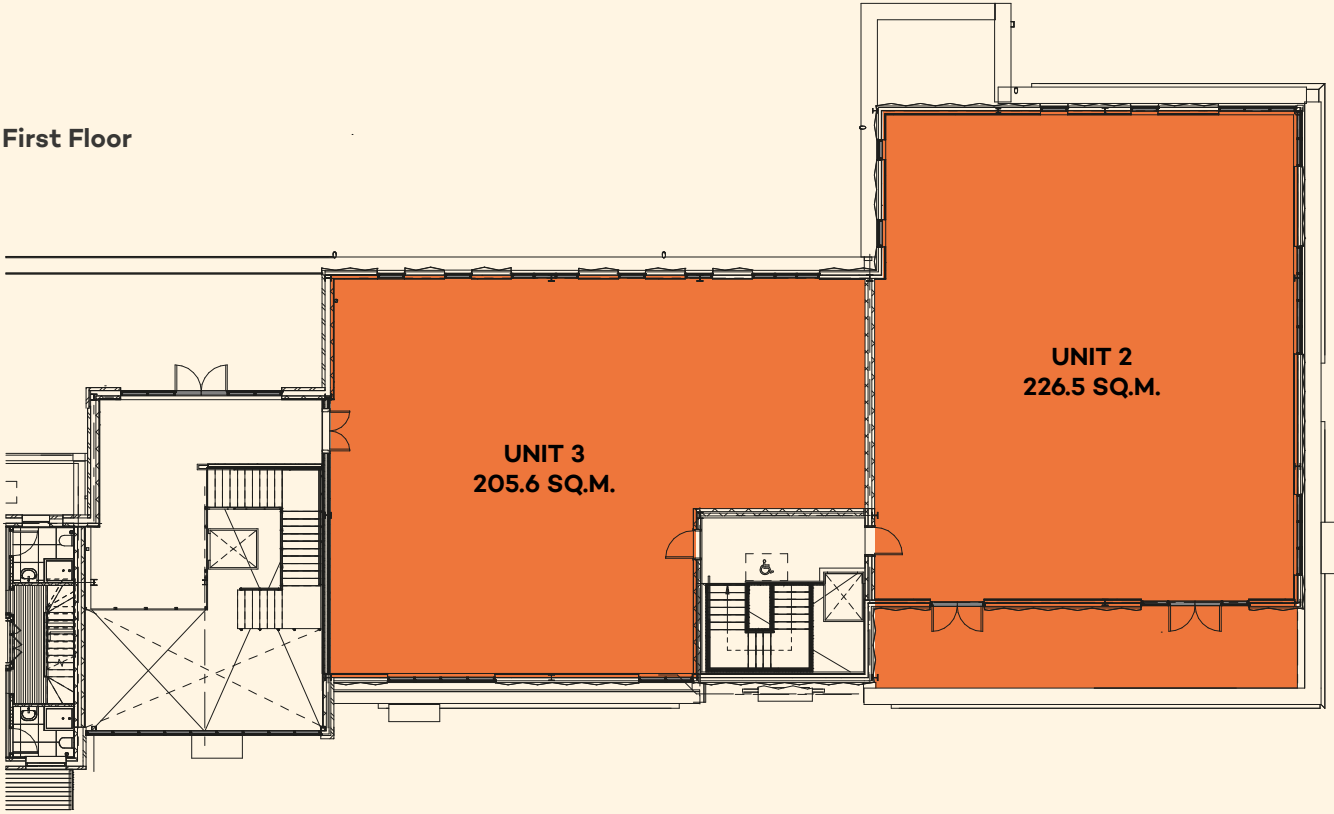
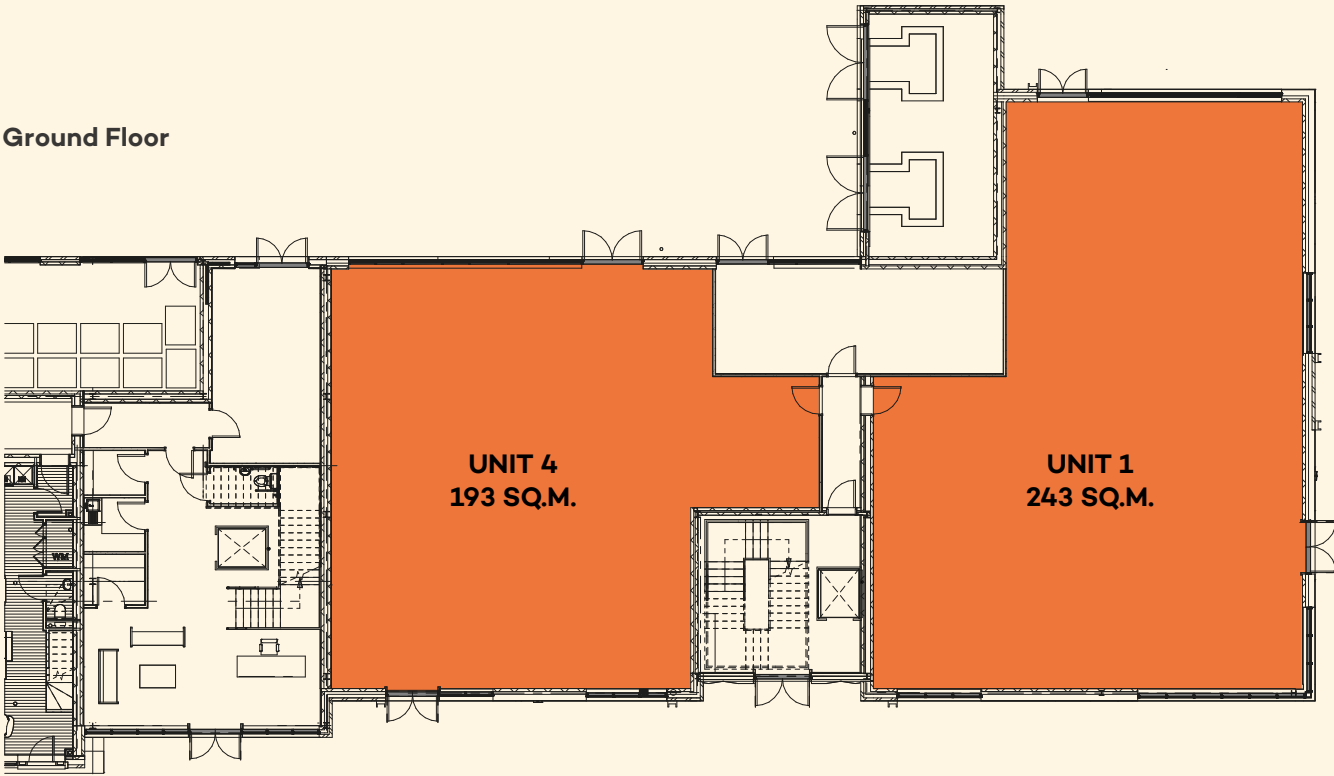
The units are available a new effective FRI lease basis. Rent available upon application.

Rates & Service Charge

To be confirmed and available upon application.

Legal Costs

Each party to bear their own costs.





For more information regarding commerical space at Railings, our newest addition to the Middlewood Locks community please contact:



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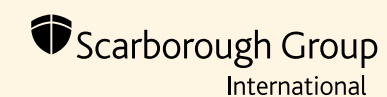
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Middlewood Locks is being delivered by award winning developer **Scarborough Group International**, a UK based property developer with international business interests with joint venture partners **Metro Holdings Limited** a Singapore – listed property development and investment group.

Both organisations have a proven track record of delivery in their field of expertise and have partnered together to deliver exciting residential and mixed use neighbourhoods in the UK.

A Development by **and Joint Venture Partners**



The Consumer Protection from Unfair Trading Regulations 2008/Misrepresentation Act 1967.

We have done our very best to provide you with information that is accurate and honest at the time of print. The information should not be relied upon as a basis to enter into any legal contract to purchase or to commit to expenditure. The sales particulars and specification may change during the course of time and construction and could be subject to the prevailing market conditions such as the availability of materials. Plans have not been drawn to scale and accordingly prospective purchasers should check an individual apartment layout plan. If there is anything you are unsure about please raise a query in writing with your Solicitor.

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