



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

M EDEN SQUARE

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



M EDEN SQUARE

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.

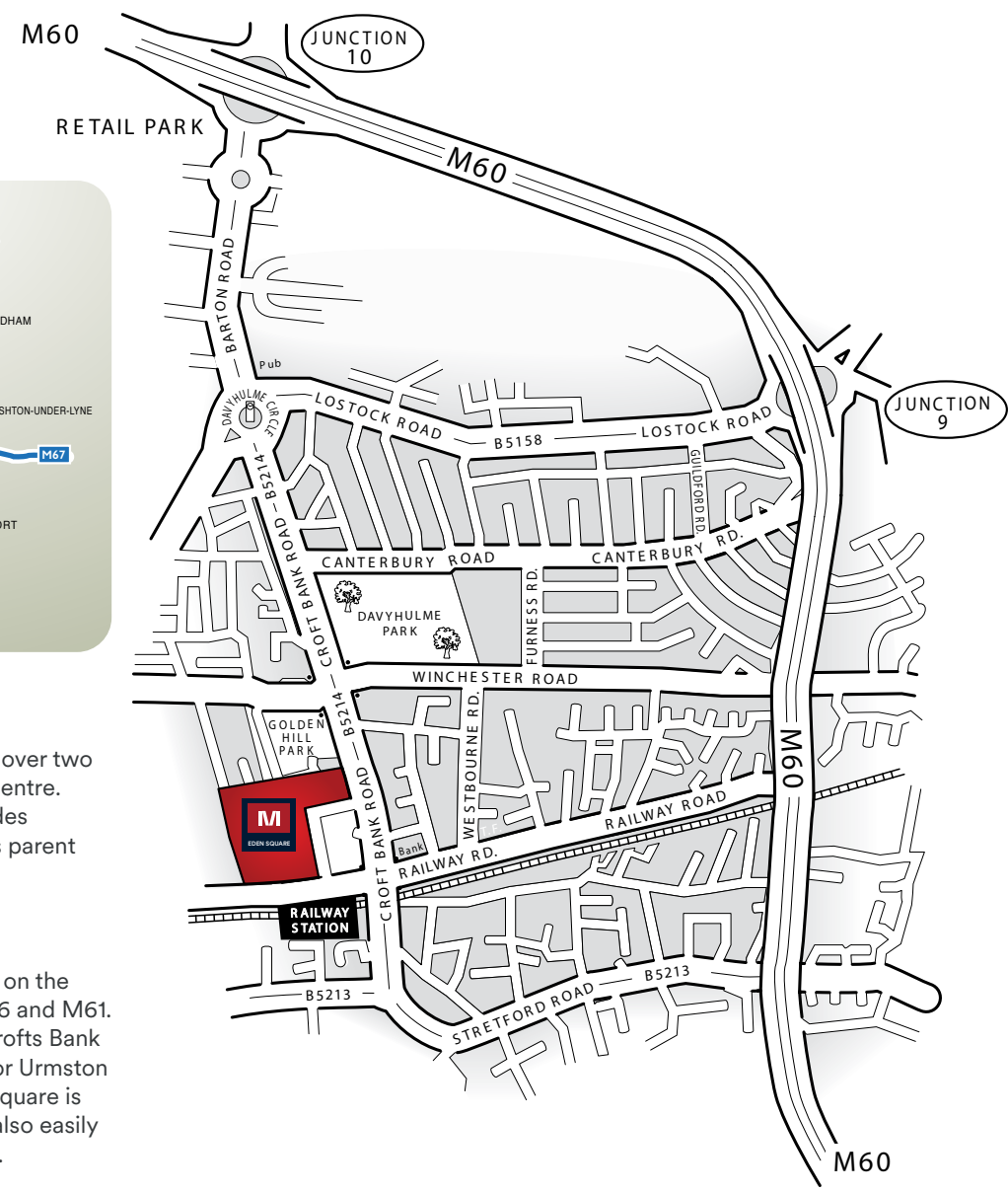
LEGAL COSTS

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.

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA. Its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

27-04-26 APR26



Jon Lovelady
M: 07717 661389
E: jon@barkerproudlove.co.uk



Jonathan Thomas
T: 01865 595143
E: jonathan@jrbtcommercialproperty.co.uk



Barry Flint
M: 07825 138755
E: BFlint@lcpproperties.co.uk