

# GET READY FOR RAILINGS

BUILDING  
AND COMPLETED  
READY FOR  
IMMEDIATE OCCUPATION

A PROMINENT NEW  
RETAIL & LEISURE  
OPPORTUNIT





# WE THINK YOU'LL LIKE IT HERE.

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

Railings the latest phase of new homes is now over 50% sold taking the number of residents to over 2,500 currently living and enjoying Middlewood Locks friendly, buzzy, city-village vibe. 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

# CALMLY CONNECTED TO THE CITY.

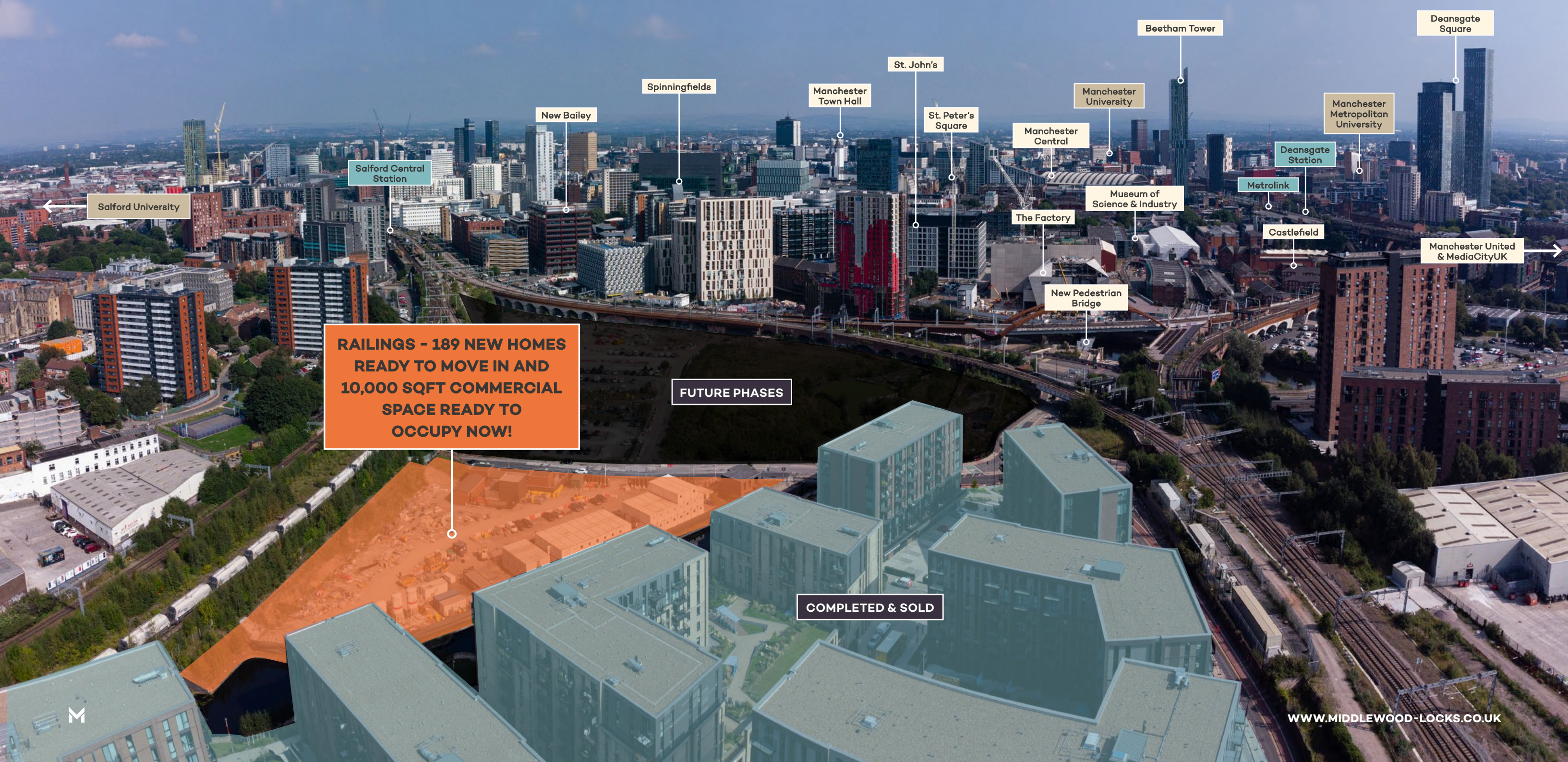
**Middlewood Locks' canalside location is perfect for people seeking a peaceful neighbourhood that's closely connected to the city core.**

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.



Salford University

Salford Central Station

New Bailey

Spinningfields

Manchester Town Hall

St. John's

St. Peter's Square

Manchester Central

Manchester University

Museum of Science & Industry

The Factory

New Pedestrian Bridge

Beetham Tower

Deansgate Station

Metrolink

Castlefield

Manchester Metropolitan University

Deansgate Square

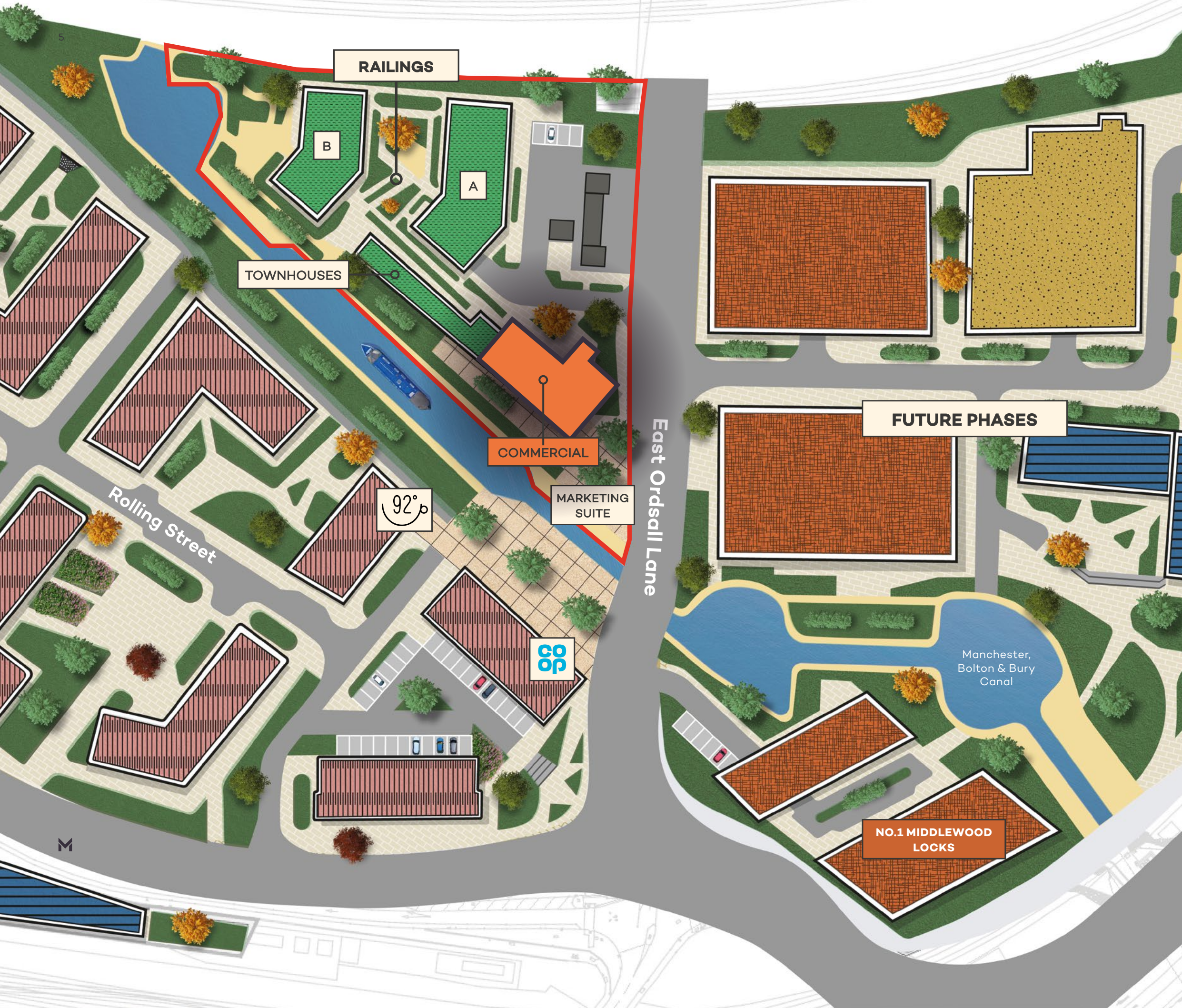
Manchester United & MediaCityUK

**RAILINGS - 189 NEW HOMES  
READY TO MOVE IN AND  
10,000 SQFT COMMERCIAL  
SPACE READY TO  
OCCUPY NOW!**

FUTURE PHASES

COMPLETED & SOLD





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 subdivided.

The space provides a fantastic opportunity for operators to provide commercial amenity to the 2,400-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 2,400 residents on-site

**KEY**

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

# SPECIFICATION.

## Accommodation

Unit	Ground (sq.m.)	Ground (sq.ft.)	First (sq.m.)	First (sq.ft.)
CU01	193.0	2,078	205.6	2,213
CU02	243.0	2,615	226.5	2,438

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

## Availability

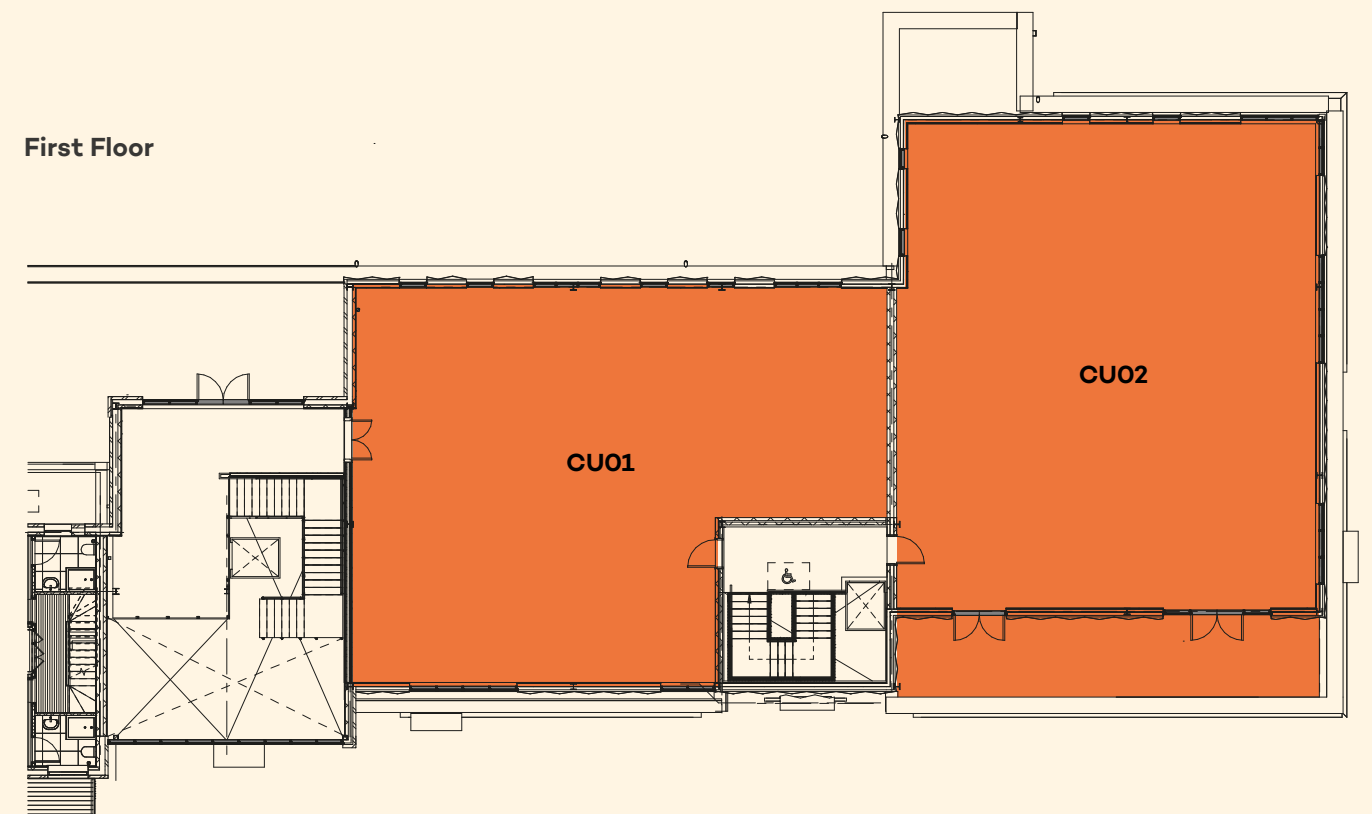
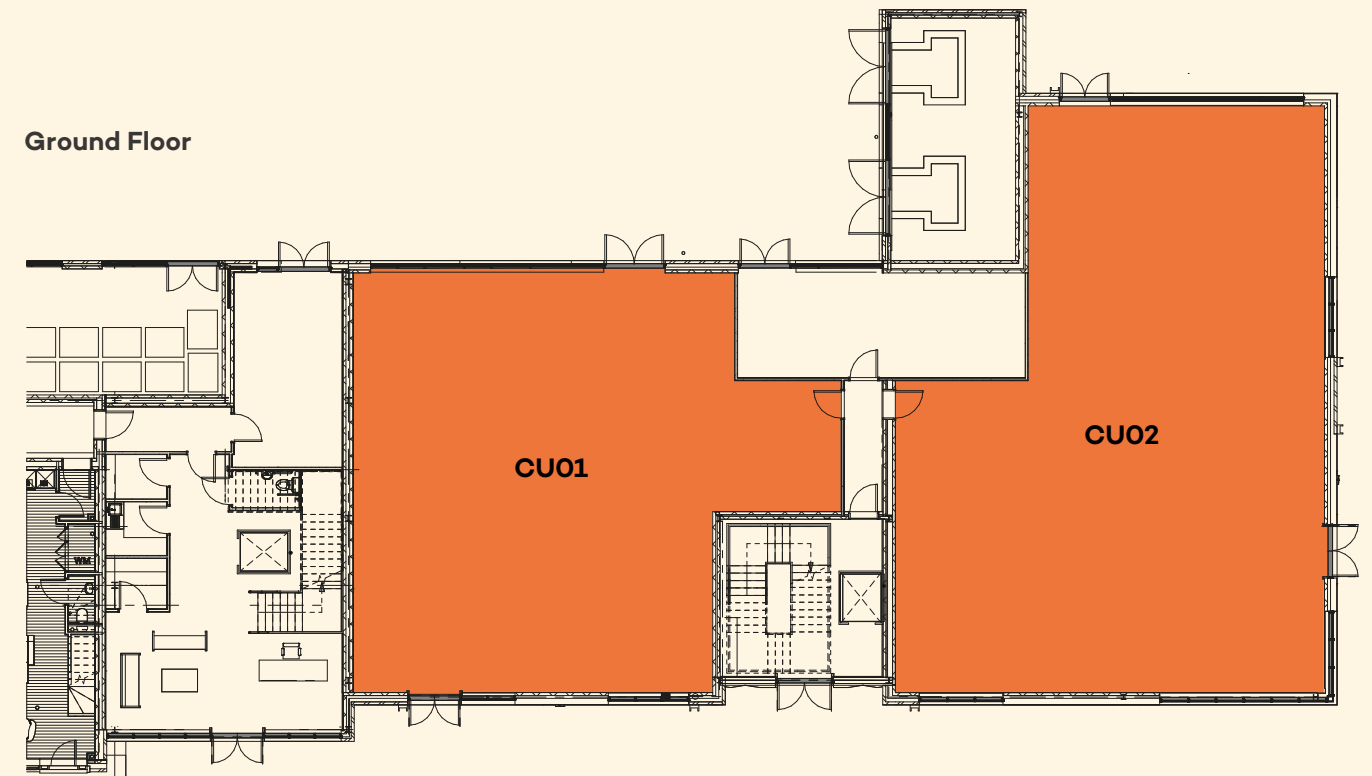
The units are available a new effective FRI lease basis. Rent available upon application.

## Rates & Service Charge

To be confirmed and available upon application.

## Legal Costs

Each party to bear their own costs.





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



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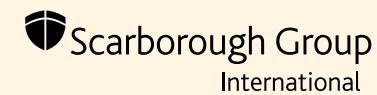
**Elliott Gagan**  
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Email: egagan@ltlproperty.com



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.

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