

TO LET / FOR SALE

7,502 sq ft (696.95 sq m)

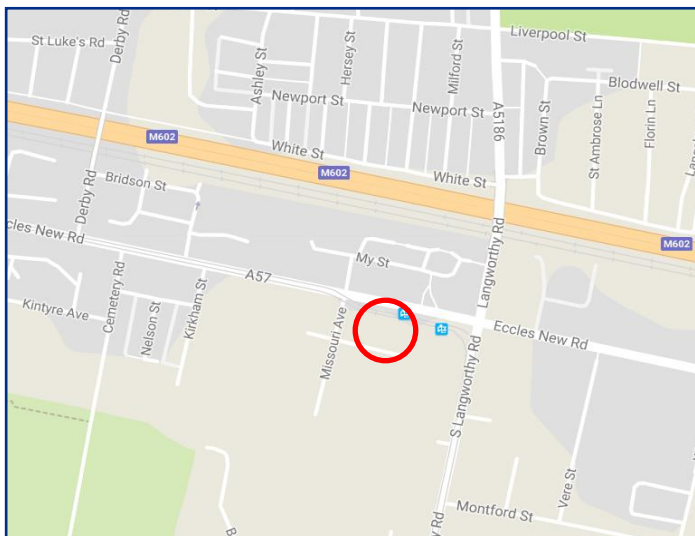
Detached Industrial Unit

- M602 Junction 3 within 1 mile
- Close proximity to MediaCityUK
- Metrolink station situated adjacent to the property



Unit 1, Missouri Avenue
Salford
Manchester
M50 2NP





Location

The property is located in a prominent position on the south side of Eccles New Road (A57) at its junction with Missouri Avenue on the periphery of Eccles and Salford.

The property has excellent transport links with Junction 3 of the M602 Motorway being located less than 1 mile to the east which connects to the M60 Orbital Motorway. Manchester City Centre is approximately 3 miles to the east and Salford Quays and MediaCity UK are approximately 1 mile to the south. Langworthy Metrolink Station is situated adjacent to the subject property.

Description

The property comprises a single storey warehouse of steel portal frame construction beneath a pitched steel roof with brick / blockwork elevations. The accommodation benefits from a main distribution warehouse with associated offices including WC and kitchen facilities. The unit has a roller shutter access to the yard.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice to provide 7,502 sq ft GIA.

Services

We understand that mains services are available to the property including electricity, gas, mains water and drainage.



EPC

An Energy Performance Certificate is available upon request.

Rateable Value

The premises are described as "Factory and Premises" and have a current Rateable Value of £31,000.

Planning

The property is situated within an established industrial area. Interested parties should make their own enquiries of the Salford City Council Planning Department.

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively the freehold is available to acquire.

Rental / Price

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Viewings and All Other Enquiries

For further information, or to arrange a viewing, please contact:

Harry Fullerton
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harry@daviesharrison.com



Or our Joint Agent:
Mark Canning, Canning O'Neill
0161 244 5500
mark@canningoneill.com



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