

TO LET

4,028 sq ft (374.21 sq m)

- Established industrial location
- Excellent road links
- 1 mile from M602 Motorway
- Close to Manchester City Centre
- On site parking
- Useful yard area to the rear – circa 1,000 sq ft (not measured)



Detached Warehouse / Industrial Unit with Office

Unit 2 Sovereign Enterprise Park

Salford

M50 3UP



LOCATION

The property is located within the well-established Sovereign Enterprise Park, which is accessed from Trafford Road (A5063) via King William Street.

Trafford Road provides direct access to the M602 Motorway within 1 mile of the property. Manchester City Centre is within 2 miles to the east and is easily accessible via Regent Road (A57). Salford Quays Metrolink station is also within walking distance.

DESCRIPTION

The detached steel portal frame industrial / warehouse unit comprises the following:

- Open plan warehouse
- Height to the eaves 3.269m
- Height to the apex 4m
- Office accommodation
- Kitchen and WC accommodation
- Roller shutter door access
- Pedestrian entrance door
- Three phase electricity
- 5 car parking spaces
- Loading area to the front
- Useful yard area to the rear circa 1,000 sq ft (not measured)

ACCOMMODATION

The property has the following gross internal floor area (GIA):

	Sq ft	Sq m
Warehouse	2,813	261.33
Office / Ancillary	1,215	112.88
Total	4,028	374.21

EPC

An Energy Performance Certificate is available upon request.

IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property. February 2022

SERVICES

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

RATEABLE VALUE

The property is listed in the current Rating List as "Warehouse and Premises" and has a Rateable Value of £16,750.

We advise interested parties to make their own enquiries of the local Rating Department.

PLANNING

The property is located within an established industrial estate and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the local Planning Department.

TERMS

The property is available to lease on a full repairing and insuring basis for a number of years to be agreed.

RENTAL

Upon application.

VAT

All prices are exclusive 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.

FURTHER INFORMATION

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

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