

TO LET

2,877 sq ft (267.3 sq m)

- Available for immediate occupation
- Within close proximity to Media City
- Popular Salford Quays location
- On site parking for approx. 9 cars
- Recently refurbished



Recently Refurbished Modern Warehouse Unit

Unit M, 92 Northstage

Broadway

Salford Quays

M50 2UW



LOCATION

The property occupies a prominent position being located at the junction of Broadway and South Langworthy Road in the heart of Salford Quays, 2 miles to the west of Manchester City Centre and 0.5 miles from Media City.

Northstage benefits from excellent road communications being within 0.4 miles of the M602, which in turn provides access to the regional and national motorway networks including the M60, M6, M56, M61 and M62 Motorways.

DESCRIPTION

A recently refurbished modern warehouse unit of steel portal frame construction beneath a pitched steel sheet roof with part brick and part blockwork elevations.

The property comprises an open plan warehouse incorporating kitchen, WCs, mezzanine floor storage and office to the ground floor.

To the first floor there are four office rooms and an open plan section.

Externally, there are 9 allocated car parking spaces within the property demise.

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage. The services have not been tested.

EPC

The property has as Energy Performance rating of 'D'. A copy of the Energy Performance Certificate is available upon request.

ACCODATION

	Sq ft	Sq m
Ground Floor Warehouse	1,435	133.3
Ground Floor Offices	616	57.3
First Floor Offices	826	76.7
Total	2,877	267.3

RATEABLE VALUE

The property is entered in the current Rating List as "Warehouse and Premises" and has a current Rateable value of £20,500. We advise interested parties to make their own enquiries of the local Rating Authority.

PLANNING

The property is situated in an established business park location. We advise interested parties to make their own enquiries of Salford City Council.

TERMS

The property is available by way of a full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application

VAT

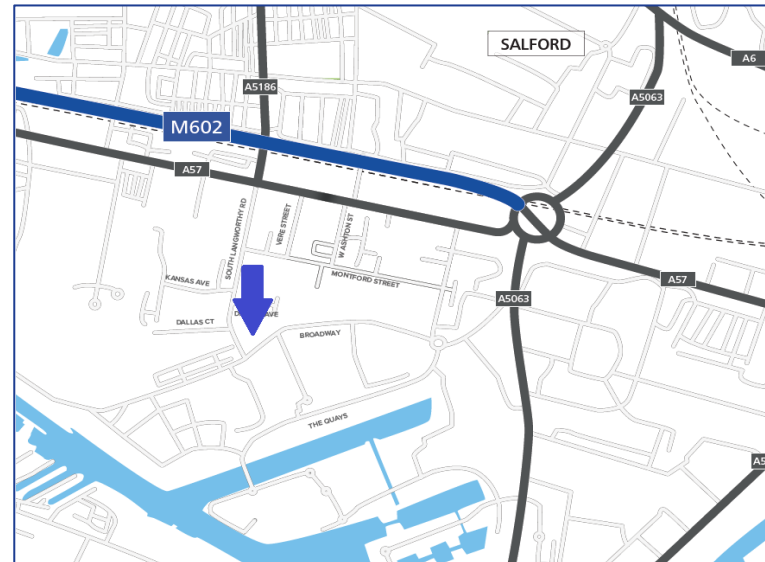
All prices are quoted exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



FOR FURTHER INFORMATION, OR TO ARRANGE A VIEWING, PLEASE CONTACT:

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