

TO LET

Industrial unit

108 sq m (1160 sq ft)



UNIT G, NORTH STAGE, BROADWAY, SALFORD M50 2UW

- Modern warehouse unit
- Available for immediate occupation
- Popular location close to Salford Quays
- On-site parking for two vehicles
- No business rates payable for qualifying businesses

Description

The subject property is a modern warehouse unit of steel portal frame construction beneath a pitched steel sheet roof.

Location

The property occupies a prominent position within an industrial estate on Broadway in the heart of Salford Quays. The property sits two miles to the west of Manchester City Centre and approximately half a mile from Media City. North Stage 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.



Accommodation

The property comprises of an open warehouse area; office; storage room; loading bay area with access via a roller shutter; toilet; and kitchen.

Services

The property has three phase electricity, gas, mains water and drainage connected. These services have not been tested.

Business Rates

Rateable Value £7,200.

Service Charge (Estimated)

There is an annual service charge which is currently £863.88 plus VAT per annum.

Buildings Insurance (estimated)

£600 per annum.

Terms

To let by way of a new full repairing and insuring lease for a minimum term of 3 years.

Rent 7,500 plus VAT per annum.

Viewing

By appointment with this office or Elliot Shalom es@longdencook.com

Date: 26 August 2020

Longden and Cook Real Estate Ltd
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Bury BL9 0EU

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