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BROADWAY

SALFORD QUAYS | M50 2TS

TO LET | MAY SELL

OFFICE BUILDING | 8,624 SQ FT

64 Broadway provides a unique opportunity to occupy a self-contained office building in Salford Quays totalling 8,624 sq ft arranged over three floors.

The building is of red brick construction set underneath a pitched slate roof. Car parking is provided on-site for 36 cars.

The floors are currently split into a range of cellular offices, sizable open plan workspaces and meeting rooms, however, the floors can be returned to their original open plan configuration.

The building is available to rent as a whole for a term of years to be agreed with a variety of refurbishment options available to suit specific occupier requirements. Alternatively, a sale of the freehold would be considered in its current condition.



DESCRIPTION

LOCATION

FLOOR PLANS

TERMS

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64 Broadway is located in the heart of Salford Quays and on the edge of MediaCityUK, home to the BBC, ITV and over 250 media and tech SME's.

The building benefits from a strong selection of amenities on its doorstep including Sainsbury's, Booths, Wagamama, Pret A Manger, The Botanist and The Dockyard.

Furthermore, Virgin Active, The Lowry theatre, The Lowry Outlet Mall and various hotels, bars and restaurants and within easy reach of the building.

The building occupies a prominent position fronting Broadway, the primary route in and out of MediaCityUK, and is within 3 minutes drive time of the M602 motorway or A56 Chester Road.

Broadway Metrolink Station is just a 2 minute walk away, with a journey time of c. 15 minutes into Manchester city centre.



DESCRIPTION

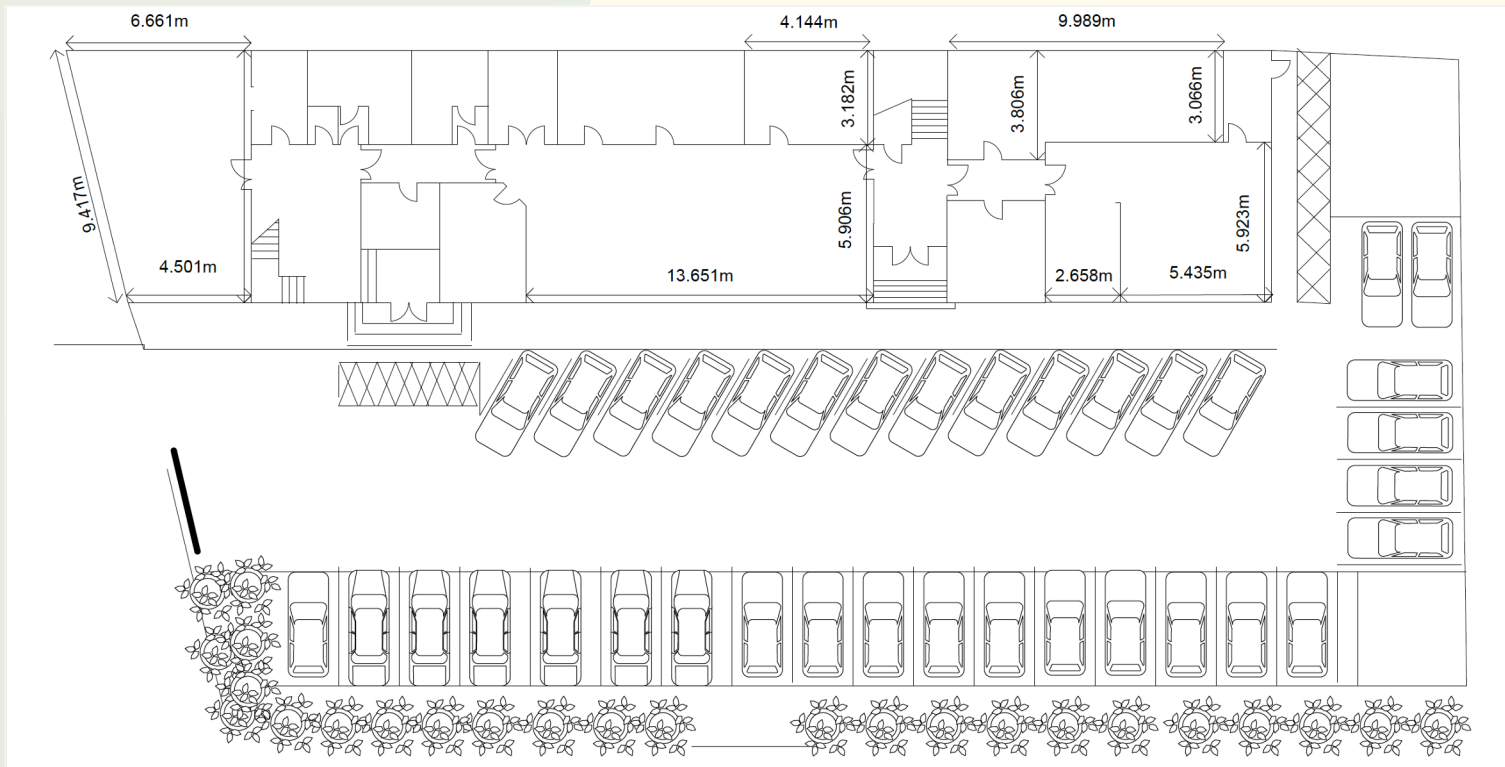
LOCATION

FLOOR PLANS

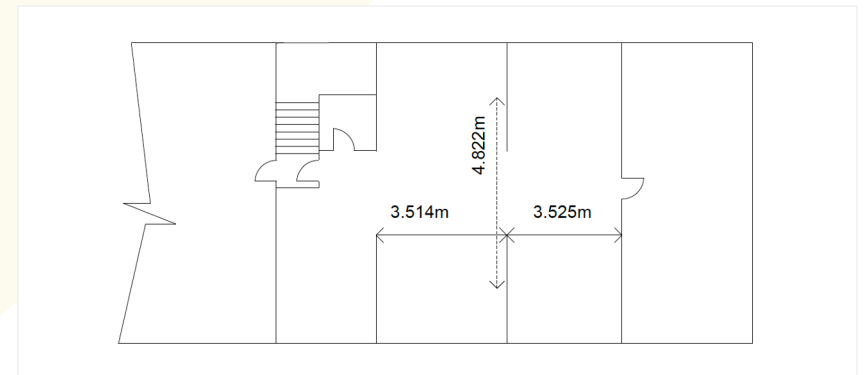
TERMS

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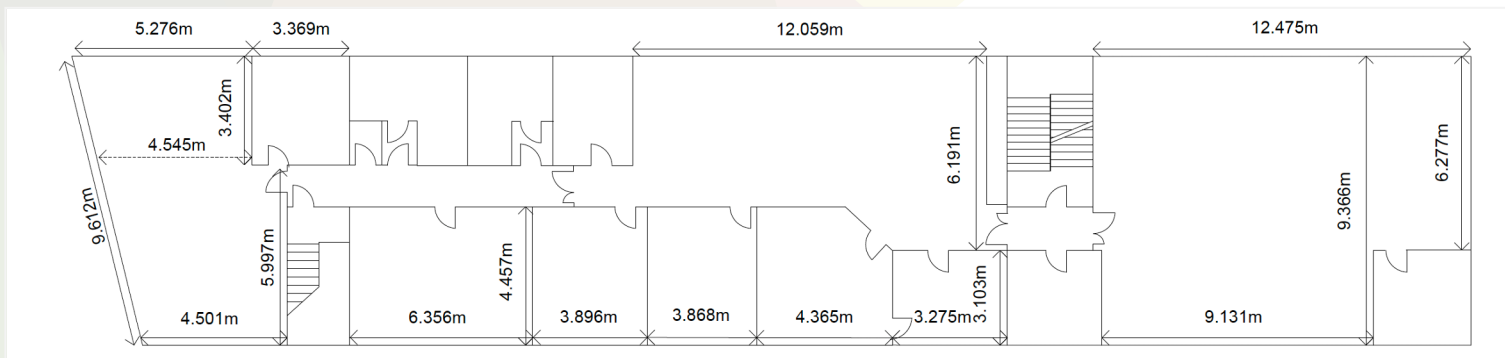
Ground Floor



Second Floor



First Floor



FLOOR	SQ FT	SQ M
GROUND	3,875	360
FIRST	4,144	385
SECOND	605	56
TOTAL	8,624	801

36 car parking spaces providing a ratio of 1:239 sq. ft

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Tenure

The property is available to let as a whole for a term of years to be agreed. Various levels of refurbishment can be offered. A freehold sale in its current condition will also be considered.

Business Rates

The purchaser or lessee will be responsible for payment of the business rates levied on the property. The current Rateable Value is - £34,000.

VAT

VAT will be payable at the prevailing rate.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Contact

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The Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT.

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