TO LET
Distribution/Warehouse Facility
22,271 sq ft
(2,069 sq m)

CENTENARY PARK
CORONET WAY • SALFORD • M50 1RE

UNIT 6

CBRE
LOCATION

➢ The subject property forms part of Centenary Park Estate which occupies a prominent position fronting Coronet Way, Salford.

➢ The estate is strategically located 3 miles west of Manchester City Centre, within a mile of Media City and sits immediately adjacent to the Centenary Bridge at the Northern Gateway to Trafford Park connecting Salford and Trafford Park.

➢ Junction 2 of the M602 is located approximately 0.25 miles from the property and provides excellent connectivity to the M60, M62, M61, M6 motorways.

➢ Trafford Park represents one of the largest concentration of industrial and warehousing space in the UK, home to more than 1,400 businesses and covering approximately 1,200 acres. Key occupiers include Kellogg’s, Amazon, L’Oreal and Adidas.

➢ Media City is home to occupiers including BBC, ITV and The University of Salford.
DESCRIPTION
The premises comprise a modern detached, high specification industrial/warehouse unit extending to approximately 22,271 sq. ft.

The property was constructed in c.2005 and provides the following specification :-

➢ Steel portal frame construction
➢ Profile metal clad elevations
➢ 7.04m to underside of haunch
➢ 8.84m to Apex
➢ Ground/First floor offices
➢ 2 level access loading doors
➢ Secure fenced service yard extending to approximately 0.2 acres
➢ 14 car parking spaces

ACCOMMODATION
The premises have been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition and provides the following approximate floor areas:-

<table>
<thead>
<tr>
<th></th>
<th>SQ M</th>
<th>SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>1,693</td>
<td>18,225</td>
</tr>
<tr>
<td>Ground and First Floor offices</td>
<td>376</td>
<td>4,046</td>
</tr>
<tr>
<td>Total</td>
<td>2,069</td>
<td>22,271</td>
</tr>
</tbody>
</table>
CONTACT

Alex Perratt
alex.perratt@cbre.com
0161 233 5490

Steve Capper
steve.capper@cbre.com
0161 233 5619

CENTENARY PARK

TERMS

The unit is available by way of an assignment/sub-lease of our client’s existing lease, which expires 30th October 2021.

VAT

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

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

The property is listed in the 2017 list as having a Rateable Value of £160,000

EPC

Available on request

CBRE for themselves and for the vendors or lessors of the property whose agents they are give notice that (i) these particulars are given without responsibility of CBRE or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) CBRE cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of CBRE (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT; intending purchasers or lessees must satisfy themselves as to the applicability VAT position, (v) in the event of discrepancy between these particulars and any other written statements from CBRE, the latter may be relied upon as correct; and (vi) VAT may be payable.

March 2019.