

FOR SALE



MODERN WAREHOUSE UNIT

264.82M² (2,850 SQ FT)

Unit M, 92 Northstage
Broadway
Salford Quays
M50 2UW

- Highly popular Salford Quays location
- Within close proximity to Media City including BBC, ITV etc
- On site parking for 9 cars

LOCATION

The property is located on the north side of Broadway at its junction with South Langworthy Road in Salford Quays, Manchester. Media City is within close proximity including the BBC, ITV etc. Salford Quays Metrolink Station is also within close proximity. Junction 3 of the M602 motorway is less than 1 mile north east.

DESCRIPTION

The property comprises a modern warehouse unit of steel portal frame construction beneath a pitched steel sheet roof with part brick, part blockwork elevations. Internally, there is an open plan warehouse section, kitchen, WCs, small workshop and office on the ground floor.

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

In addition, in the main warehouse, there is a small section of mezzanine floor storage.

Externally, there are 9 allocated car parking spaces.

ACCOMMODATION

As measured on a gross basis, the area is as follows:-

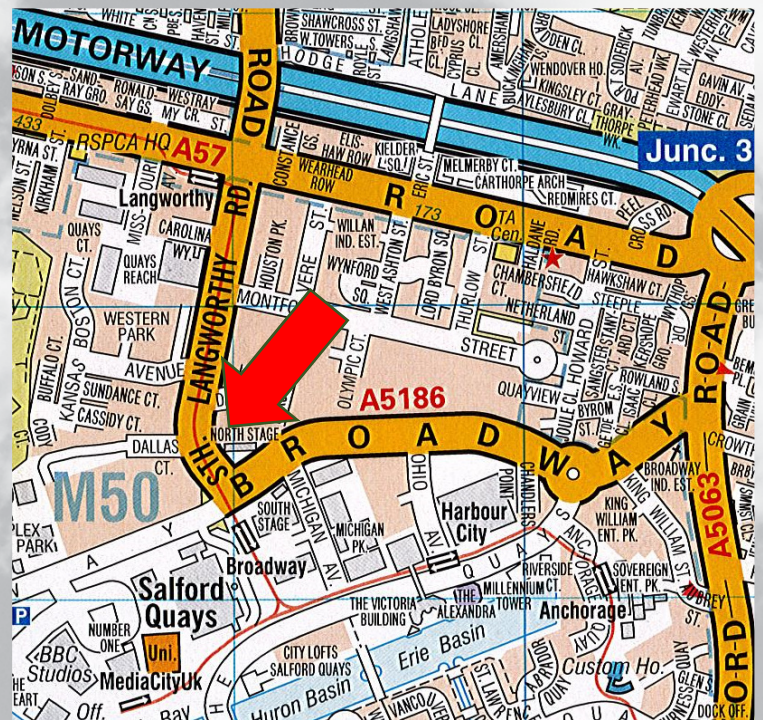
264.82m² (2,850 sq ft)

TENURE

The property is held long leasehold for a term of 125 years at a peppercorn ground rent from April 1991 (97 years remaining).

BUSINESS RATES

The property has a rateable value of £14,250. Please note small businesses will qualify for small business rates relief. Further enquiries should be made direct with the local authority.



PURCHASE PRICE

Offers in the region of £250,000.

EPC

A copy of the EPC is available upon request.

VAT

We are informed that VAT is applicable to the purchase price.

VIEWING

By appointment with the sole agent:

W T Gunson

Neale Sayle

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Or

Nick Barnes

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