



## RETAIL/LEISURE

(Suitable for a variety of uses S.T.P)

## TO LET

First Floor

Red

Media City

Salford Quays

M50 2BS

### LOCATION

Media City is a unique location home to an eclectic mix of over 250 businesses, from global brands to up-and-coming names – all complemented by the retail and leisure activities offered by Lowry Outlet Shopping at MediaCityUK, including BBC, ITV, Ericsson, Kelloggs, University of Salford and Huawei to name but a few. There is now a community of 7,000 people, living, working and studying at MediaCityUK. The subject property represents an exciting opportunity for an occupier to take advantage of this immediate catchment.

The premises are located above the popular Booths Supermarket in the heart of Media City in Salford. The demise would be suitable for a large variety of uses, subject to securing the appropriate consents.

### DESCRIPTION

This highly visible self-contained, versatile, accommodation is offered in a shell format allowing an occupier complete flexibility to tailor the space to their own requirements. The space will benefit from its own dedicated access and paid parking is provided immediately above the property or in any of the surrounding car parks.

- Large open plan area
- Services including gas, electricity and mains water
- Lift and staircase access from car park
- ¾ height ribbon windows to the prominent elevations.

### FLOOR AREAS (GIA)

668.79 sq m (7,196 sq ft)

### TERMS

The property is available by way of a sub-lease with terms to be agreed.

### QUOTING RENTAL

£90,000 per annum exclusive.

### USE

The space is suitable for a variety of uses subject to obtaining the necessary planning permission. For more information contact Salford City Council on 0161 793 2500 or online at

<https://www.salford.gov.uk/planning-building-and-regeneration/planning-applications/view-or-comment-on-a-planning-application/>

### RATES

The Rateable Value is to be assessed.

### VIEWING

Strictly by appointment

### CONTACT

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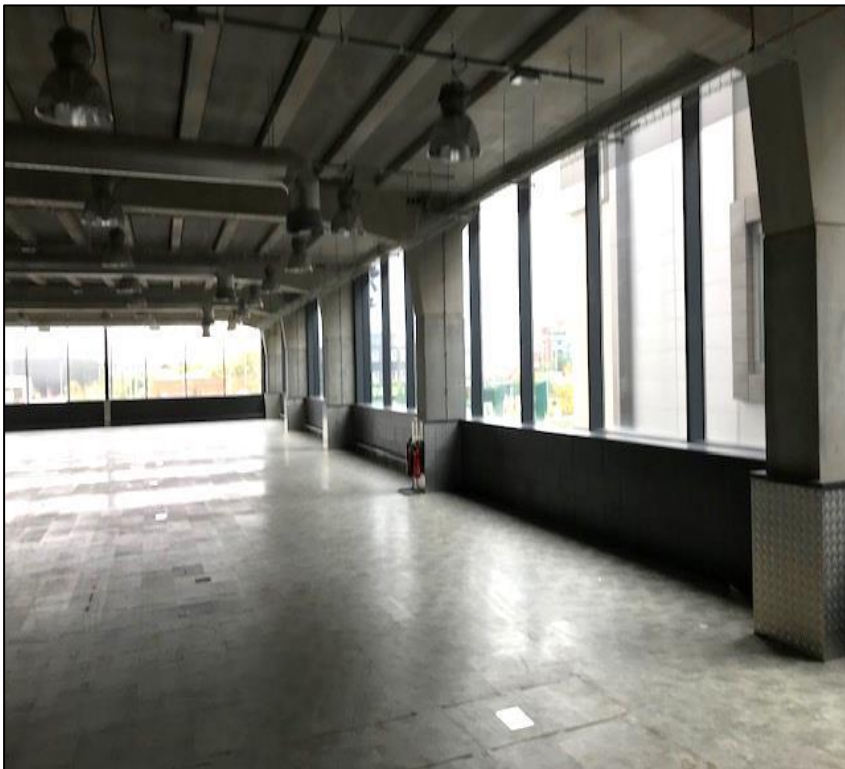
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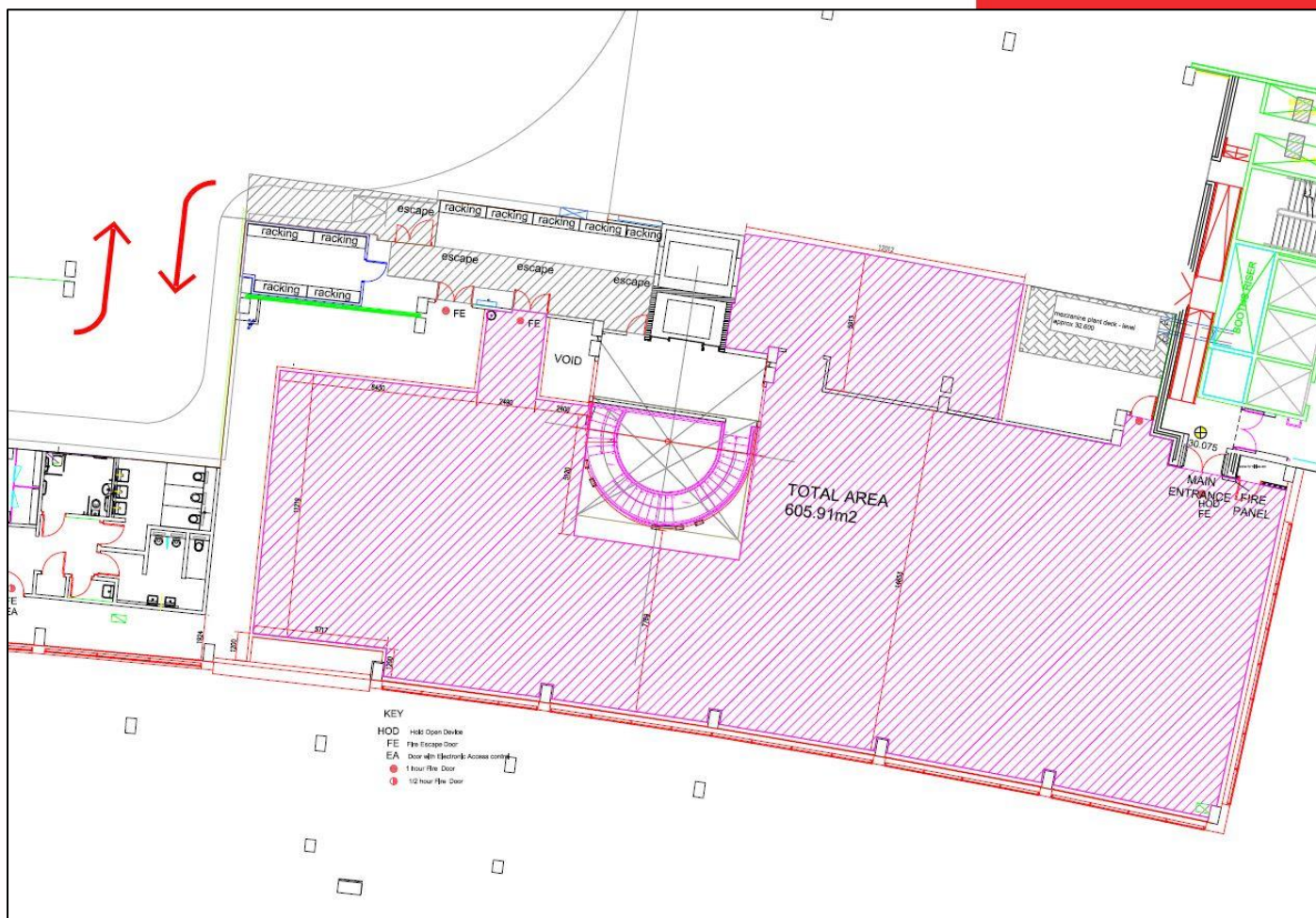


INTERNAL PHOTOGRAPHS



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