



Unit 12 Quays Reach Business Park, Carolina Way, Salford M50 2ZY

TO LET

Two storey self-contained office with on-site car parking

**2,341 Sq Ft
(217 Sq M)**

Unit 12 Quays Reach Business Park, Carolina Way, Salford M50 2ZY

DESCRIPTION

The property comprises of a self-contained two-storey, end of terrace, pavilion style office building with on-site parking:

The property benefits from the following specification:

- ✓ Open plan offices
- ✓ Meeting rooms to both ground and first floor
- ✓ Existing furniture available if required
- ✓ Suspended ceilings with recessed lighting
- ✓ Perimeter trunking
- ✓ Dedicated EV charger

LOCATION

Quays Reach Business Park is accessed from A57 Eccles New Road, which in turns provides access to the M602 and wider regional motorway network. Manchester City Centre is approximately 2 miles to the East of the property and Salford Quays/MediaCity less than half a mile to the South. Quays Reach Business Park also benefits from direct access to the Langworthy Metrolink station.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor	1,144	106
Ground Floor	1,197	111
Total	2,341	217

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

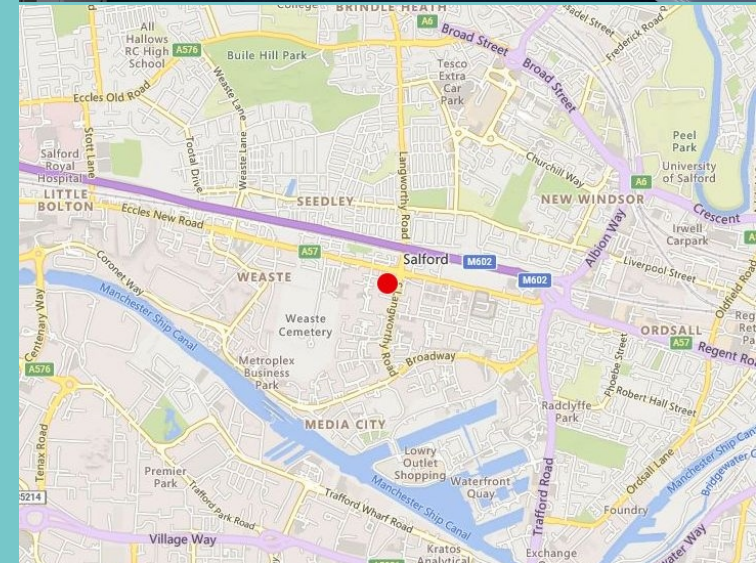
For business rating information please visit the Valuation Office Agency website www.vo.gov.uk.

TERMS

The property is available by way of new Full Repairing and Insuring lease for a term of term of years to be agreed. **SUBJECT TO CONTRACT.**

EPC

EPC rating is D-80.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 02-Apr-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Adam Robson
0161 228 6411
arobson@lsh.co.uk

George Cohen
0161 228 6411
gcohen@lsh.co.uk