



Unit 8 Waters Edge Business Park, Modwen Road, Salford M5 3EZ

TO LET

Industrial premises with two storey offices

4,806 Sq Ft (446 Sq M)

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DESCRIPTION

The property comprises a modern end terrace industrial unit under a pitched roof. Internally the property is largely open plan warehouse including kitchen with offices to the front including disabled WC. Additional offices are provided at first floor with a further WC. The property benefits from the following:

- ✓ Two storey offices
- ✓ 6 metre eaves
- ✓ 3 phase electricity
- ✓ Electric roller shutter loading door
- ✓ 8 dedicated car parking spaces

LOCATION

Waters Edge Business Park is accessed from the A5066 Ordsall Lane providing easy access to J3 of the M602 motorway and the wider regional motorway network. Exchange Quay Metrolink station is within 0.3 miles. Waters Edge Business Park is located within 0.5 miles of Salford Quays and 1.5 miles of MediaCityUK to the West and 2 miles of Manchester city centre to the North East.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	3,668	340
Offices	1,138	106
Total	4,806	446

VAT

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

LEGAL COSTS

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

BUSINESS RATES

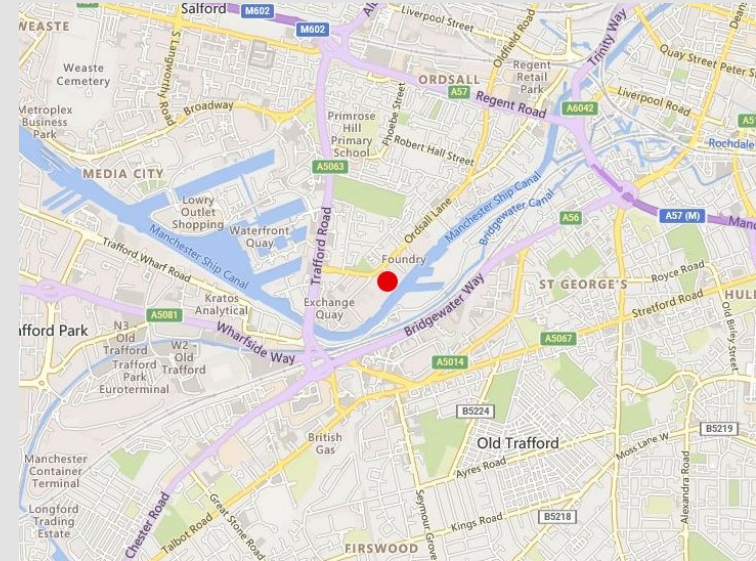
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available either by way or assignment or sub-lease for a Term expiring 8th August 2028. Consideration may be given to a new lease. SUBJECT TO CONTRACT.

EPC

The property has an EPC rating of D 78.



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Regulated by RICS 29-Apr-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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