



Unit K North Stage, 72 Broadway, Salford Quays, M50 2UW

Light industrial / warehouse unit in a prominent location

Summary

Tenure	To Let
Available Size	1,411 sq ft / 131.09 sq m
Rent	Rent on application
Rateable Value	£14,250 This property may be eligible for small business rates relief
EPC Rating	Upon enquiry

Key Points

- Prominent location close to Media City and Manchester City Centre
- 5.1m eaves
- Dedicated parking spaces with shared circulation space
- Close to J3 M602
- Open plan warehouse, office space, kitchenette and WCs
- End terraced unit

Unit K North Stage, 72 Broadway, Salford Quays, M50 2UW

Summary

Available Size	1,411 sq ft
Rent	Rent on application
Rateable Value	£14,250 This property may be eligible for small business rates relief
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The unit is located on North Stage, Broadway and is situated close to the junction of Broadway and South Langworthy Road in the heart of Salford Quays, 2 miles to the west of Manchester City Centre and 0.5 miles from Media City.

North Stage benefits from excellent road communications being within 0.4 miles of the M602, which in turn provides access to the regional and national motorway networks including the M60, M6, M56, M61 and M62 motorways.

Description

Unit K North Stage comprises a modern single storey end terraced unit which is of steel portal frame construction with a pitched profile metal clad roof with part brick and part blockwork elevations.

The property incorporates single storey office accommodation, WC's and kitchen area. The unit is accessed via a manually operated roller shutter door. Externally there is shared circulation space with dedicated parking spaces.

Accommodation

The accommodation comprises the following areas:

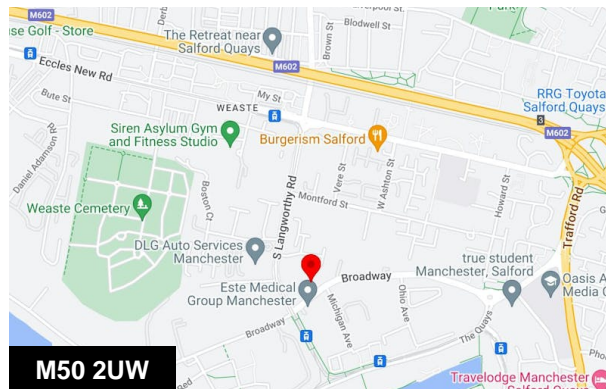
Name	sq ft	sq m
Ground - Warehouse	945	87.79
Ground - Office	466	43.29
Total	1,411	131.08

Terms

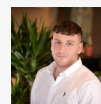
The unit is available to lease on a new full repairing and insuring lease on terms to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



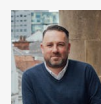
Viewing & Further Information



Cameron Forsyth

0161 461 1616 | 07563 249 911

cameron@sixteenrealestate.com



Andy Backhouse

07548 596 271

andy@sixteenrealestate.com

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 23/06/2024