

TO LET



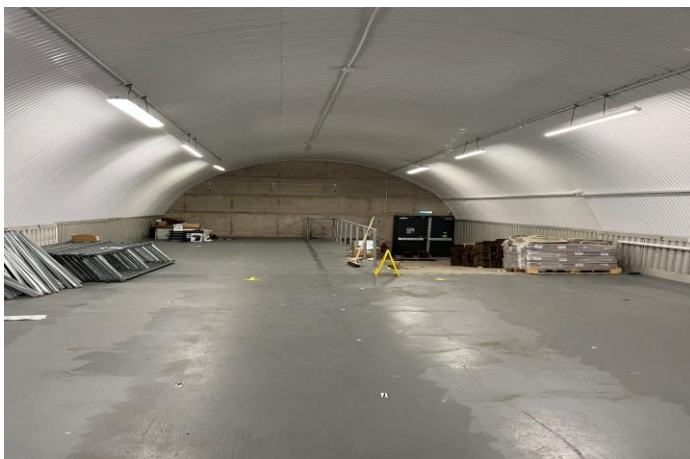
RogerHannah



Arch 5 - Irwell Street, Salford, Greater Manchester, M3 5EN

Prominent City Centre Location
3,557 Sq Ft (330.45 Sq M)

- 4 Allocated Car Parking Spaces
- Ramped Access Leading to a Level Concrete Storage Area
- Situated off Trinity Way
- LED Lighting Throughout





Location

The unit is located on the south side of Trinity Way (A6042), Approximately a quarter of a mile from Manchester City Centre.

Description

The unit is located on the south side of Trinity Way (A6042), Approximately a quarter of a mile from Manchester City Centre.

The entrance has a clearance of approximately 3m (10ft). The unit's ramped access leads to a level concrete storage area including an integrated office and toilet facilities.

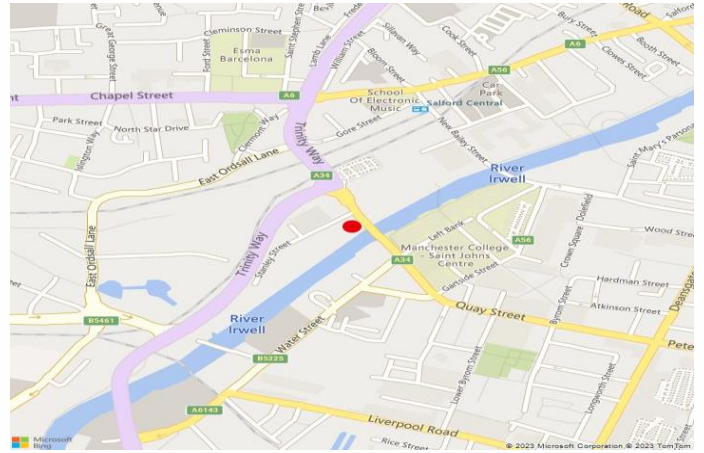
- LED lighting throughout
- Electric roller shutter door
- Allocated parking
- Security alarm

Accommodation

Ground - 3,557 sq ft (331) sq m

Parking

There are 4 allocated parking spaces and further on-site parking may be available subject to separate negotiation.



Quoting Rent

£43,500 per annum.

Terms

Available by way of Sub-lease or Assignment. A new lease can also be negotiated directly with the Landlord.

Business Rates

Rateable Value - £19,000
Rates Payable - £4,977.52

EPC

Rating D.

VAT

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

Legal Costs

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

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Joint Agents:

Jonathan Atherton

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Date of Preparation

29 January 2024.