

FOR SALE



DETACHED, FREEHOLD OFFICE PREMISES WITH VACANT POSSESSION
7,000ft² (650.3m²)

50 Invar Road
Wardley
M27 9HF

- c.0.7 miles from East Lancs Road (A580) and 5 min drive from M61/M60
- Opportunity to revert to warehouse on ground floor (STP) (3.65m clear internal height)
- No VAT

LOCATION

The premises is located off Invar Road, close to Wardley Industrial Estate and within close proximity to the M60/M61 Interchange. Access to the East Lancs Road (A580) and Manchester Road (A6) are less than a mile from the premises, and Manchester City Centre is approximately 6 miles south-east of the premises.

DESCRIPTION

The property comprises a detached office building of concrete frame construction, with parking/yard to the front. The specification includes:

- Block elevations beneath a profile clad roof
- Aluminium framed windows
- Suspended ceiling incorporating CAT 2 lighting
- Motorised loading door to the side
- Majority of ground floor fitted as offices but could be removed to revert to warehouse/manufacturing (STP)
- Three phase electricity
- Gas central heating and air conditioning
- Perimeter trunking
- Accessible WC to ground floor

Notable occupiers nearby include Amazon, Stax Trade Centres and Online Home Shop.

ACCOMMODATION

The premises has been measured to Gross Internal Area with the following floor areas:

	m ²	ft ²
Ground Floor	326.83	3,518
First Floor	323.49	3,482
Total	650.3	7,000

EPC

An EPC has been commissioned and will be available in due course.

TENURE

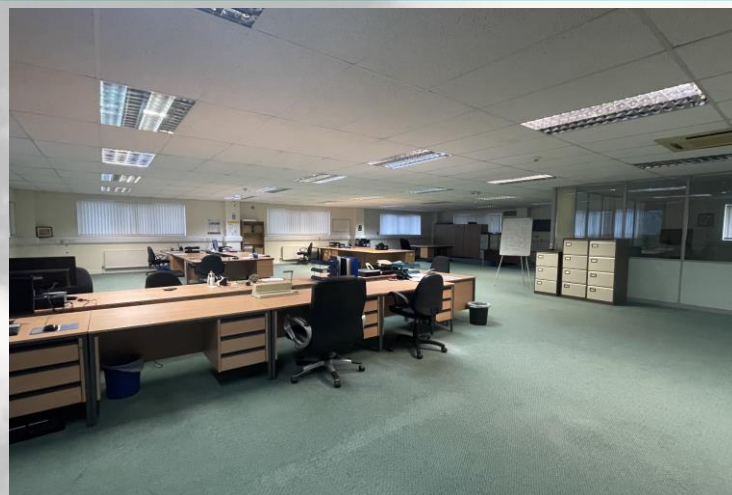
Freehold (GM589218).

SERVICE CHARGE

We are advised that there is currently no service charge levied on the estate of which the subject premises are part.

BUSINESS RATES

The rateable value is £39,000 and therefore rates payable are £19,461 (49.9p/£). Interested parties are advised to make their own enquiries with Salford City Council.



VAT

We are advised that VAT is not applicable.

PURCHASE

Offers of **£595,000** are sought for the freehold interest.

ENQUIRIES & VIEWING

Please direct all enquiries and viewing requests to the joint agents, Regional Property Solutions and WT Gunson:

RPS

Daniel Lee
daniel@r-p-s.co.uk
0161 927 4902

RPS Regional
Property
Solutions

0161 927 7824
r-p-s.co.uk

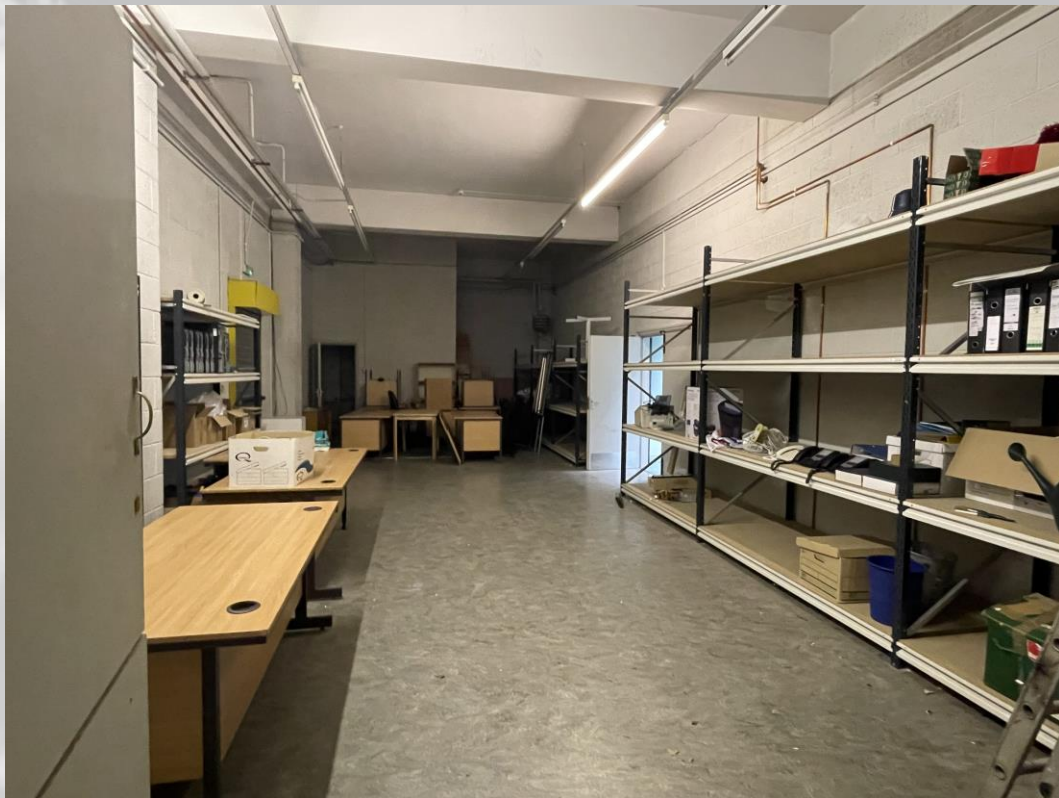
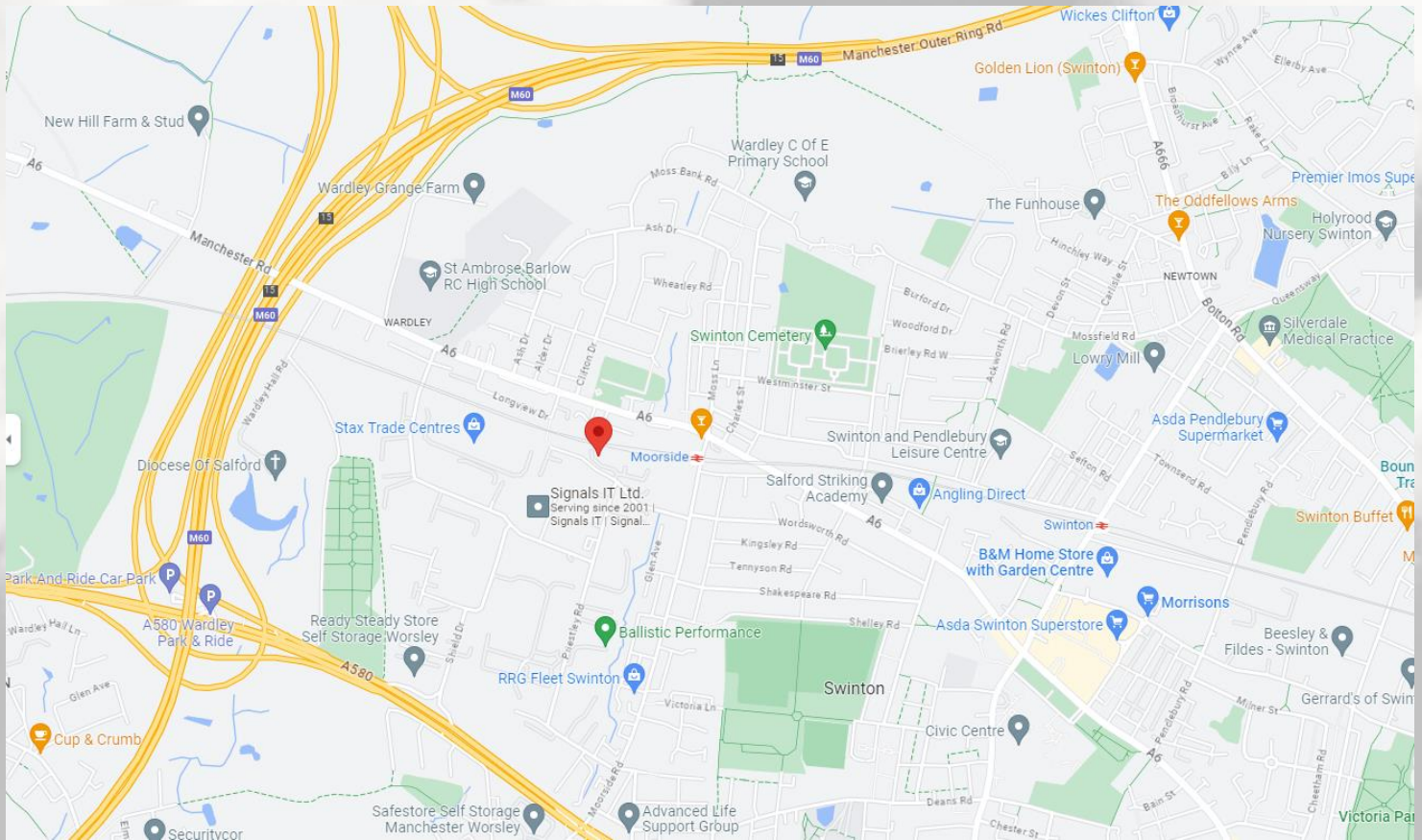
WT Gunson

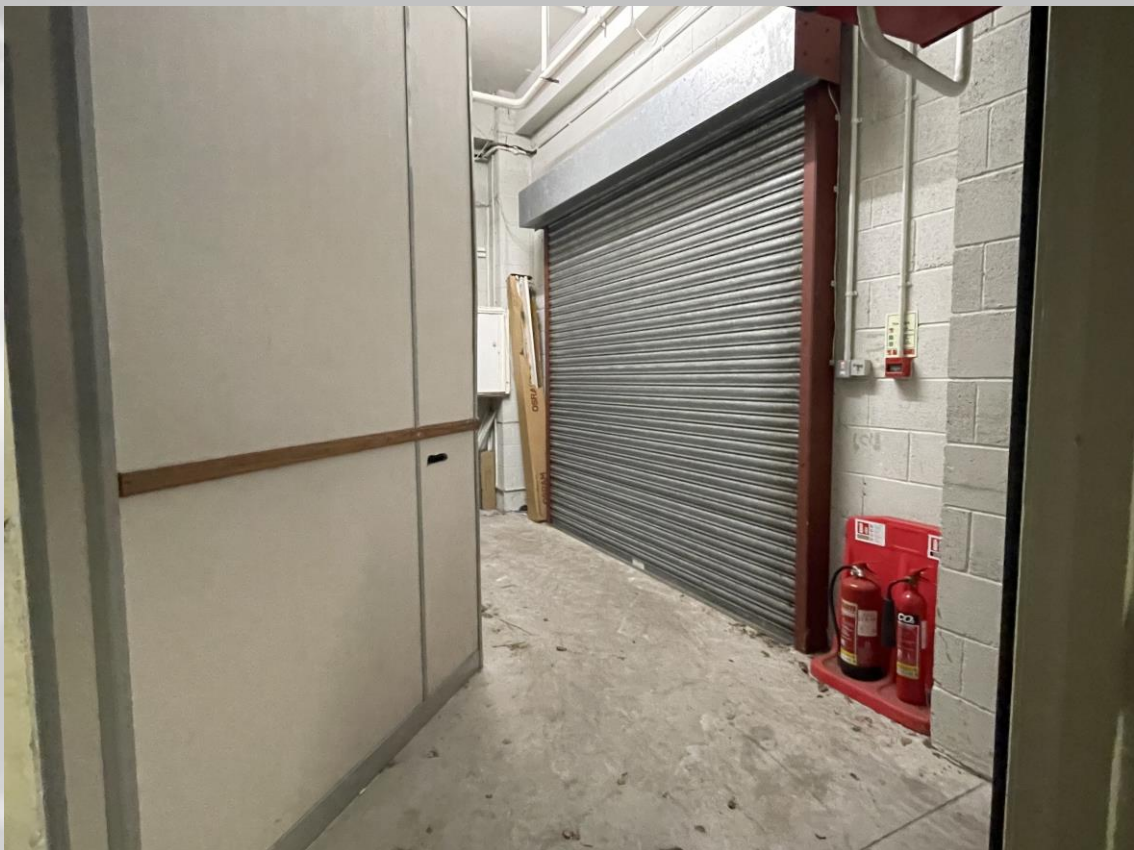
Neale Sayle
neale.sayle@wtgunson.co.uk
0161 833 9797

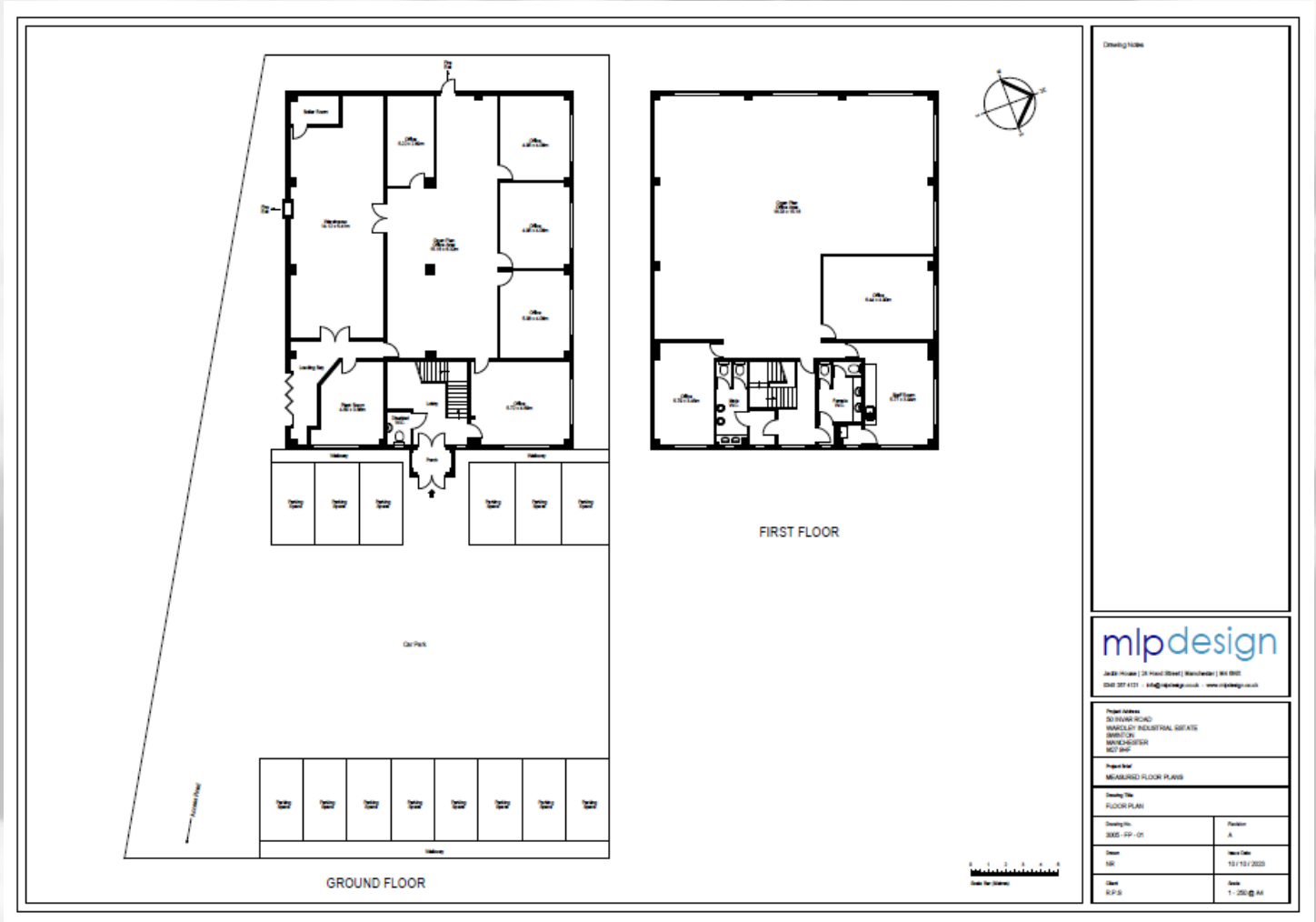
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Brochure produced October 2023







Drawing Name

mlpdesign
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Project Address
 20-22 KING ROAD
 MANCHESTER INDUSTRIAL SECTORS
 80001-28
 MANCHESTER
 M2 6WJ

Project Name
 MEASURED FLOOR PLANS

Drawing Title	
FLOOR PLAN	
Drawing No.	Revision
2002-10-01	A
Client	Issue Date
MLP	13/11/2022
Scale	Drawn
1:100	J.H.



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