C&R
Commercial & Residential
Properties

£40,000 pa

Block 10, Spectrum, King Street, Salford, M3 7EA



0 Bedroom

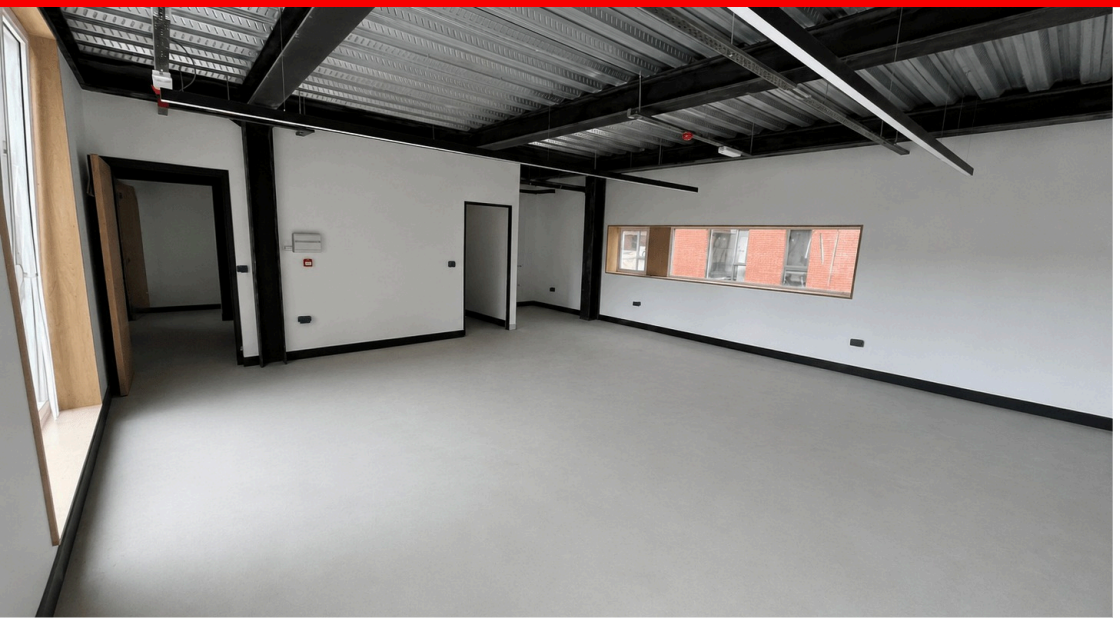
0 Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
manchester@candrproperties.co.uk

01612279990

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Available Now C & R City are delighted to present to the market this exceptional, newly renovated commercial premises extending to approximately 2,721 sq ft (252.8 sq m), arranged over four floors within the sought-after Spectrum Development.

Finished to a high standard throughout, this versatile property offers bright, modern accommodation that is ready for immediate occupation. The unit benefits from lift access serving all floors, providing excellent accessibility for staff and visitors, together with two secure allocated parking spaces which is a rare and valuable feature in this prime city centre location.

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The flexible layout makes the property ideal for a wide variety of occupiers, including office, medical, wellness or other commercial uses (subject to the necessary planning consents).

Spectrum is a well established mixed use development comprising predominantly luxury residential apartments alongside a selection of retail and commercial units. Ideally positioned on the border of Manchester City Centre and Salford, the development offers outstanding connectivity and access to the city's most vibrant business and leisure districts.

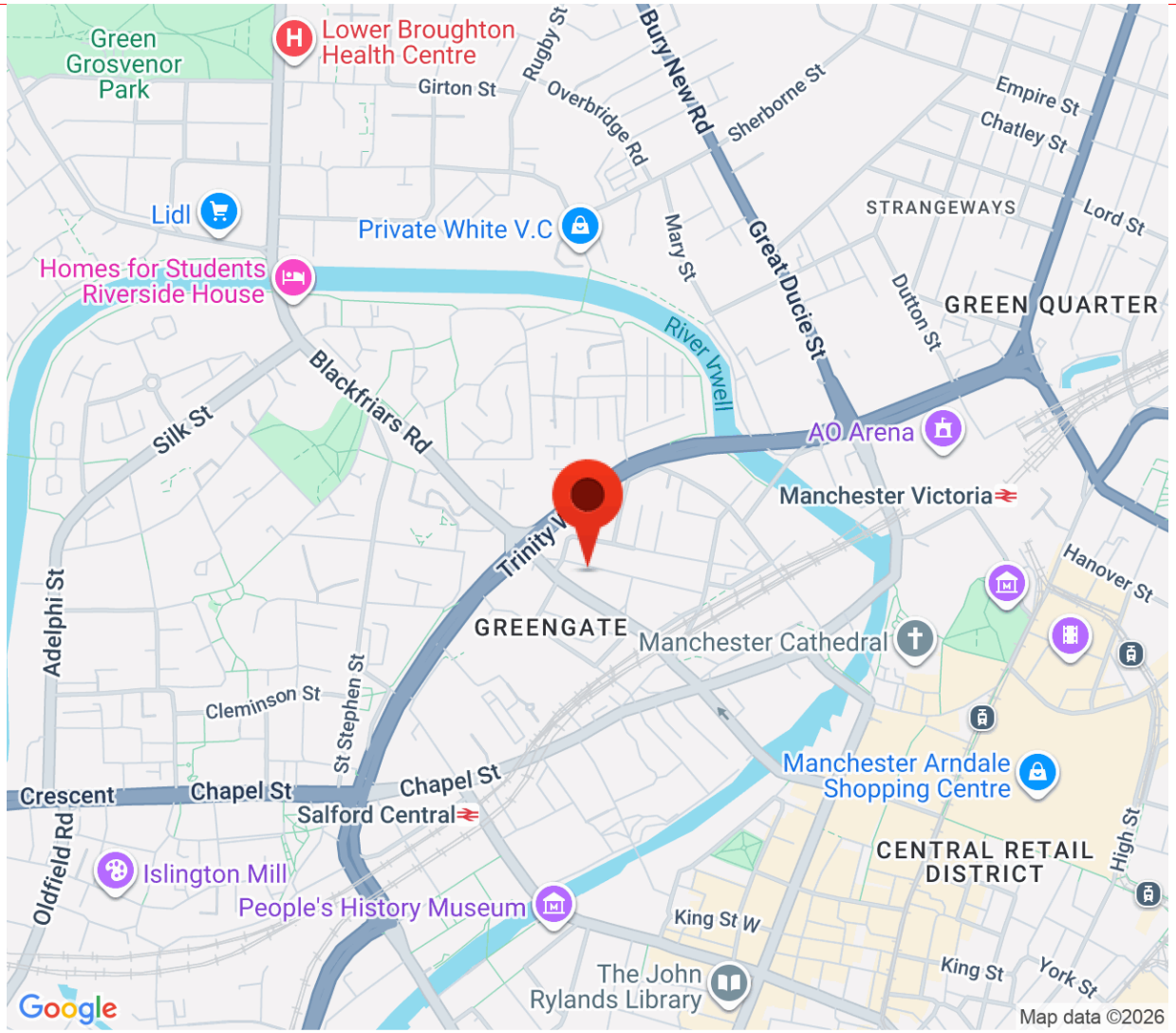
Excellent transport links are available nearby, with Manchester Victoria, Deansgate, Salford Central and the Metrolink network all within walking distance, providing convenient access across Greater Manchester and beyond.

This is a rare opportunity to lease a substantial, high quality commercial premises in one of Manchester's most desirable and rapidly evolving locations. Early viewing is strongly recommended to fully appreciate the quality, flexibility and excellent city centre position of this outstanding property.

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