

**Unit 4 Boston Court, Kansas Avenue, Salford,
Manchester, M50 2GN**

B8

0161 375 6000

www.b8re.com

TO LET

4,540 SQ FT



INDUSTRIAL / WAREHOUSE UNIT

LOCATION

Boston Court is strategically located in Salford Quays, offering excellent connectivity for businesses seeking accessible and well-connected industrial accommodation.

The property benefits from immediate access to the M602, which links directly to the M60 (Manchester Ring Motorway) and M62, providing fast routes to Liverpool, Leeds, and the wider North West region.

Boston Court is approximately 2.5 miles west of Manchester city centre, reachable in under 10 minutes by car or 15 minutes via tram or bus, making it ideal for companies needing quick access to central Manchester.

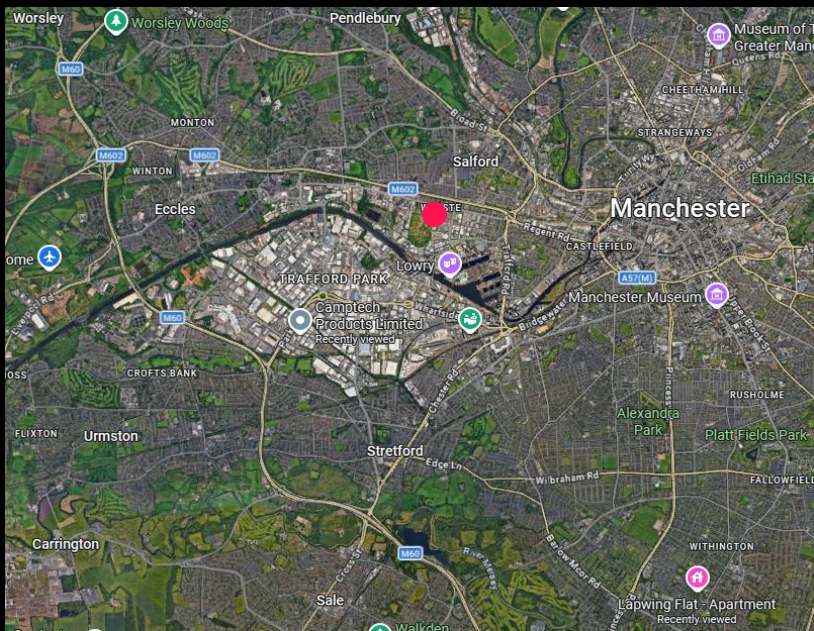
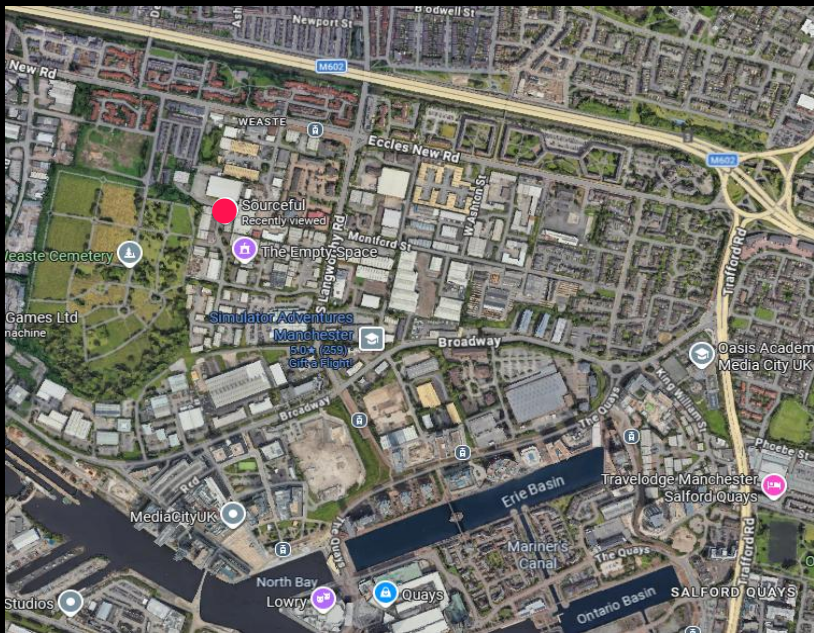
DESCRIPTION

Boston Court is an open plan warehouse unit of circa 4,540 sq ft with ground and first floor office accommodation in a well-established commercial location within Salford Quays.

The unit comes with three phase power, circa 5m eaves a kitchenette, WC facilities and with a yard area that is configured in a way that could potentially be made secure if require.

- 24-hour access
- Close to transport
- Premier industrial location
- Circulation space
- Dedicated car parking
- Flexible space
- WC facilities
- C. 5m eaves





TERMS

The unit is available on flexible terms. Please contact us for more details.

VAT

VAT will be payable at the prevailing rate.

LEGAL COSTS

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

EPC

Available on request.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

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