

TO LET

**Unit 9 Lapwing Centre, Waters Edge Business
Park, Salford, M5 3EY**

8,445 SQ FT

B8

0161 375 6000

www.b8re.com



MODERN END TERRACE WAREHOUSE UNIT – TO BE REFURBISHED

LOCATION

The Lapwing Centre is an established business park, strategically located within 2 miles of Manchester city centre.

The estate provides easy access to J3 of the M602 motorway, which in turn connects the M60 wider regional network.

DESCRIPTION

The property comprises a modern end terraced industrial/ trade counter unit, part of a wider multi-let estate which benefits from two storey office accommodation with staff welfare facilities.

The unit has an eaves height of 8 metres, with 3 phase power and gas supply with access into the warehouse through the loading bay and via a up and over roller shutter door.

Externally the unit benefits from 12 car parking spaces, with the addition of overspill car parking to the side.

RENTAL

Available upon request

LEGAL COSTS

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



M5 3EY

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 please contact:-

Anthony Mellor:

Email: anthony@b8re.com

Tel: 0161 320 520

