

TO LET

Fully Refurbished Modern Warehouse Unit

With 14 Car Parking Spaces

7,571 SQ FT

(703 SQ M)

Unit 560

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Salford Quays, M50 2UE

METROPLEX
BUSINESS PARK



Overview

Metroplex Business Park comprises 24 warehouse/business units set within a secure and landscaped environment.

Significant common area works over recent years has elevated the estate and enhanced visibility.

Located opposite MediaCity, the park delivers high quality accommodation for a range of occupiers.

Specification

Unit 560 is immediately available and has recently undergone comprehensive refurbishment. The unit comprises a detached, single storey warehouse benefiting from the following:

- 6m Eaves Height
- Redecorated Metal Roof with Warranty and New Roof Lights
- LED Lighting Throughout
- 14 Parking Spaces (x2 22kw EV)
- Shared Secure Yard
- Modern Kitchen
- High Quality Office
- Bike Shelter
- EPC to be Assessed but Expected to be 2030 Compliant (Minimum B Rating)

Accommodation

Unit 560	Sq ft	Sq m
Warehouse	6,487	602.6
FF Office	1,084	100.8
Total	7,571	703.4

Location

The estate is located on Broadway in Salford Quays, Manchester. Broadway benefits from excellent access to Junction 3 of the M602, and to Manchester Centre via the A57 Regent Road, which lies within approximately 3 miles of the estate. The estate also benefits from excellent access to Manchester's Metrolink Tram Line.

Amenities

Both Salford Quays and MediaCity are within walking distance. MediaCity is home to the BBC and ITV and other media businesses also offering a host of amenities and wellness opportunities including restaurants, gyms, bars and cafés.



Rental

The property is available on a leasehold basis. The rent is available on application.

Legal Costs

Each party will bear their own legal costs.

Rating

The unit has as a rateable value of £64,500.

Subject to Contract

The property is offered subject to formal contract/lease.

www.metroplexbusinesspark.co.uk

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