

Salford Quays

Unit – To Let

Anchorage, Salford Quays, M50 3XE

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Location and Description

The Anchorage is situated within the heart of Salford Quays, just 2 miles west of Manchester City Centre. Salford Quays forms one of the largest mixed used districts within the wider Greater Manchester region.

The property occupies a stunning waterside setting at the eastern end of Erie Basin. The surrounding area comprises a mix of office, leisure and high quality residential accommodation. There is wide range of amenities within walking distance at the neighbouring MediaCityUK and Quayside Mall at the western end of Dock 9.

The premises comprise a ground floor only retail unit overlooking the waterfront and links into the main office reception of the building. The unit can be accessed from within the ground floor of the building and externally via the entrance facing the Quays.

Lease Details and Rent

Rent On Application

Service charge available upon request

Accommodation

The premises comprise the approximate following floor area:

FLOOR AREA	SQ FT	SQ M
Ground floor	730	67.84

Business Rates

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

Subject to Vacant Possession

EPC

A full copy of the EPC is available upon request.



Virtual Tour:

<https://youtu.be/BqVJdNCygsq>

All Enquiries

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Unit Available

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November 2024. Subject to Contract & Subject to obtaining vacant possession

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