

Unit 10 Waters Edge Business Park Modwen
Road Salford M5 3EZ

**TO LET / FOR
SALE**

B8
0161 375 6000
www.b8re.com



5,164 SQ FT –NEWLY REFURBISHED



MODERN WAREHOUSE UNIT NEAR SALFORD QUAYS

LOCATION

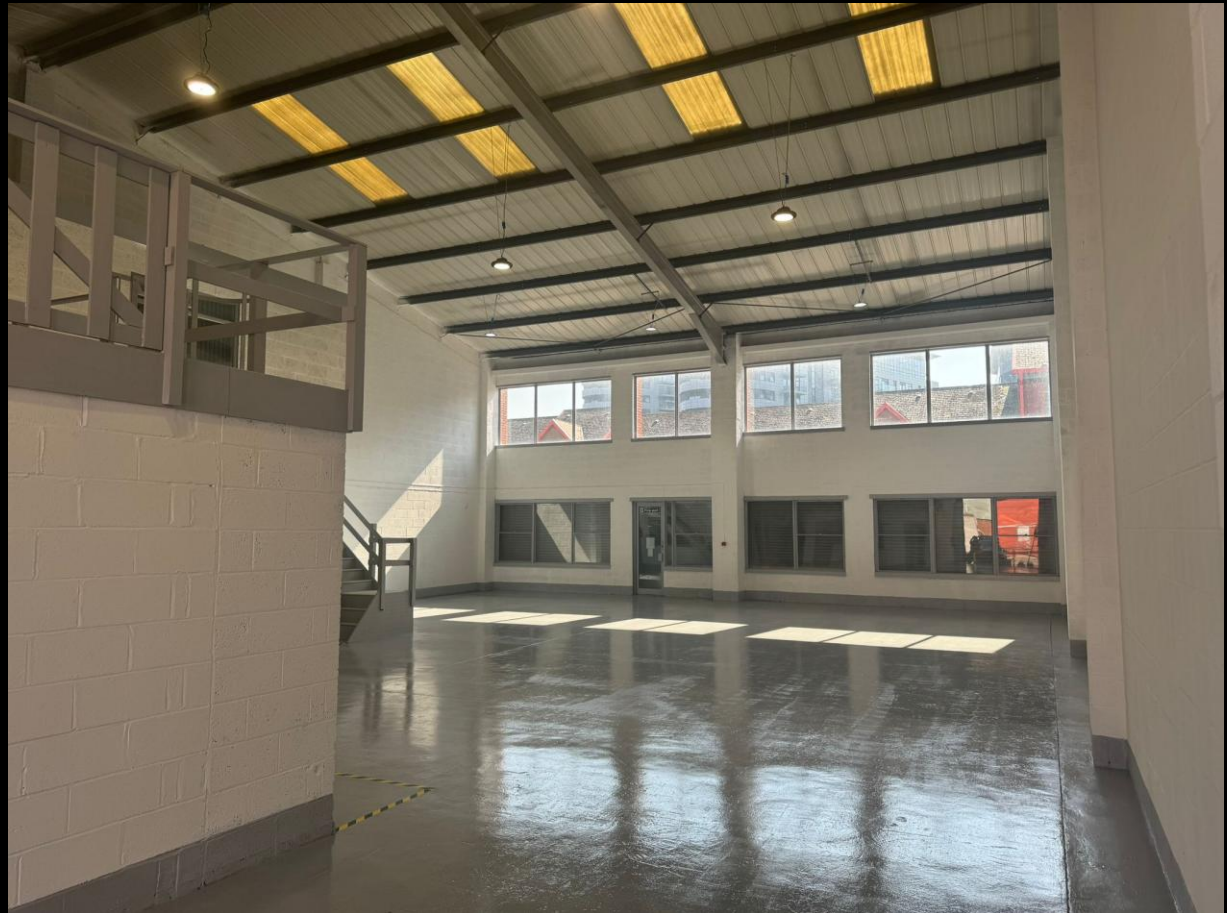
Waters Edge Business Park is a strategically located estate within 2 miles of Manchester City Centre via Ordsall Lane and walking distance to Salford Quays.

Ordsall Lane provides easy access to J3 of the M602 motorway which in turn connects to the M60 of the wider motorway Network.

DESCRIPTION

The property comprises a modern terraced / industrial premises constructed in the 90's and forms part of a wider multi-let estate. The unit benefits from the following:

- Open plan warehousing
- 7 metre eave height
- Ground and first floor office space
- Staff welfare facilities with dedicated kitchen area
- One level access loading door
- Dedicated parking for the unit



Description	Size (sq ft)	Size (sq m)
Warehouse Accommodation	2,821	261.11
Office Accommodation	2,343	217.7
TOTAL	5,164	478.81



PRICE/RENT

Available upon request

TENURE

Unit is available for sale and to let.

LEGAL COSTS

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

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:-

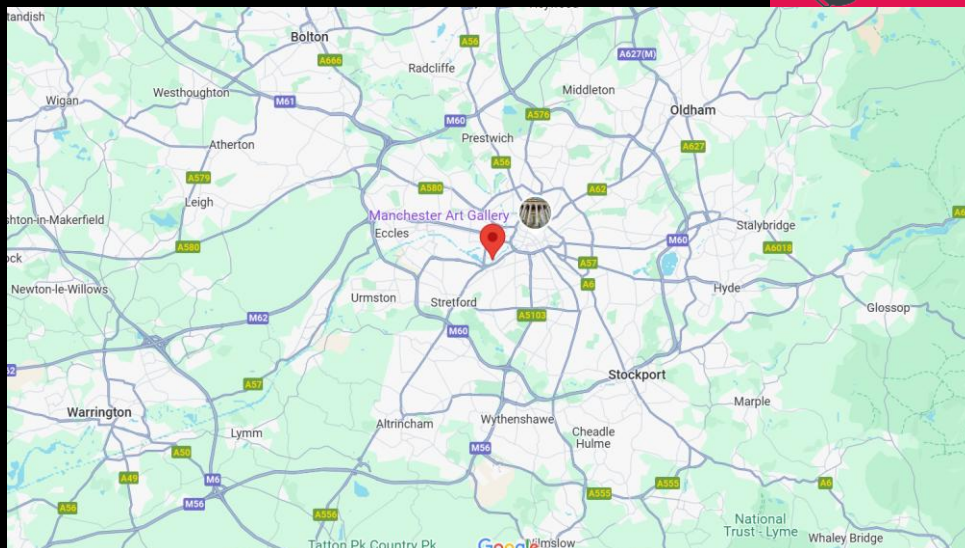
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 **M5 3EZ**



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