



## Unit K North Stage, 72 Broadway, Salford Quays, M50 2UW

Light industrial / warehouse unit in a prominent location

### Summary

|                       |                                                                          |
|-----------------------|--------------------------------------------------------------------------|
| <b>Tenure</b>         | For Sale                                                                 |
| <b>Available Size</b> | 1,411 sq ft / 131.09 sq m                                                |
| <b>Price</b>          | Price on application                                                     |
| <b>Rateable Value</b> | £14,250<br>This property may be eligible for small business rates relief |
| <b>EPC Rating</b>     | D (83)                                                                   |

### Key Points

- Prominent location close to Media City and Manchester City Centre
- Close to J3 M602
- 5.1m eaves
- Open plan warehouse, office space, kitchenette and WCs
- Dedicated parking spaces with shared circulation space
- End terraced unit

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|----------------|--------------------------------------------------------------------------|
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| Price          | Price on application                                                     |
| Rateable Value | £14,250<br>This property may be eligible for small business rates relief |
| VAT            | Applicable                                                               |
| Legal Fees     | Each party to bear their own costs                                       |
| EPC Rating     | D (83)                                                                   |

## Location

The unit is located on North Stage, Broadway and is situated close to the junction of Broadway and South Langworthy Road in the heart of Salford Quays, 2 miles to the west of Manchester City Centre and 0.5 miles from Media City. North Stage benefits from excellent road communications being within 0.4 miles of the M602, which in turn provides access to the regional and national motorway networks including the M60, M6, M56, M61 and M62 motorways.

## Description

Unit K North Stage comprises a modern single storey end terraced unit which is of steel portal frame construction with a pitched profile metal clad roof with part brick and part blockwork elevations. The property incorporates single storey office accommodation, WC's and kitchen area. The unit is accessed via a manually operated roller shutter door. Externally there is shared circulation space with dedicated parking spaces.

## Accommodation

The accommodation comprises the following areas:

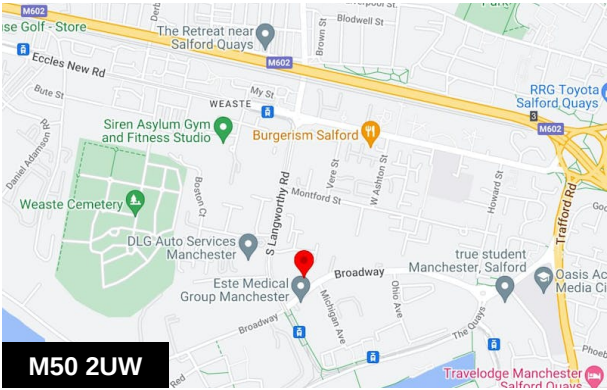
| Name               | sq ft | sq m   |
|--------------------|-------|--------|
| Ground - Warehouse | 945   | 87.79  |
| Ground - Office    | 466   | 43.29  |
| Total              | 1,411 | 131.08 |

## Terms

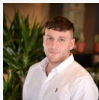
The property is available to purchase at a price to be agreed.

## Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



## Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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