

SALFORD QUAYS

MEDIACITYUK – UNIT TO LET

High Definition, Unit 2, MediaCityUK, M50 2EQ

**LYONS
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Location and Description

The premises form part of the ground floor of High Definition, a newly completed development comprising 280 high specification residential apartments in the heart of MediaCity – www.mediacityuk.co.uk

There are two units available which can be combined to create a larger space if required or the existing unit can be split to create a smaller unit. Unit 2 is a corner unit which has been fitted out to a high standard as a marketing suite/office. The back of the unit is in shell condition but has a small kitchen space fitted at the rear.

Occupiers in close proximity include **CO-OP**, **Greggs**, **Wagamama**, **Moose**, **InFive** and **BBC Studios** amongst others. The Lowry Theatre, Imperial War Museum, Old Trafford Football Ground and Quayside Mall are also close by.

Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent On Application

Virtual Tour

<https://youtu.be/R7PiASdEDfU>

Accommodation

The premises comprise the following approximate floor areas :

FLOOR AREA	SQ FT	SQ M
Ground floor	1,445	134

Business Rates

Rateable Value (2023): To Be Assessed

Interested parties are advised to make their own enquiries with the Local Rating Authority.

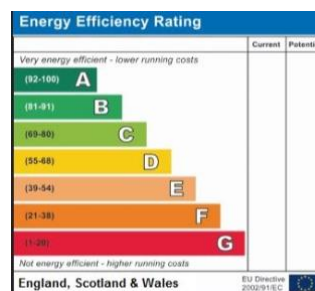
VAT and Costs

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

Subject to Contract

EPC

A full copy of the EPC is available upon request from the agents.



All Enquiries

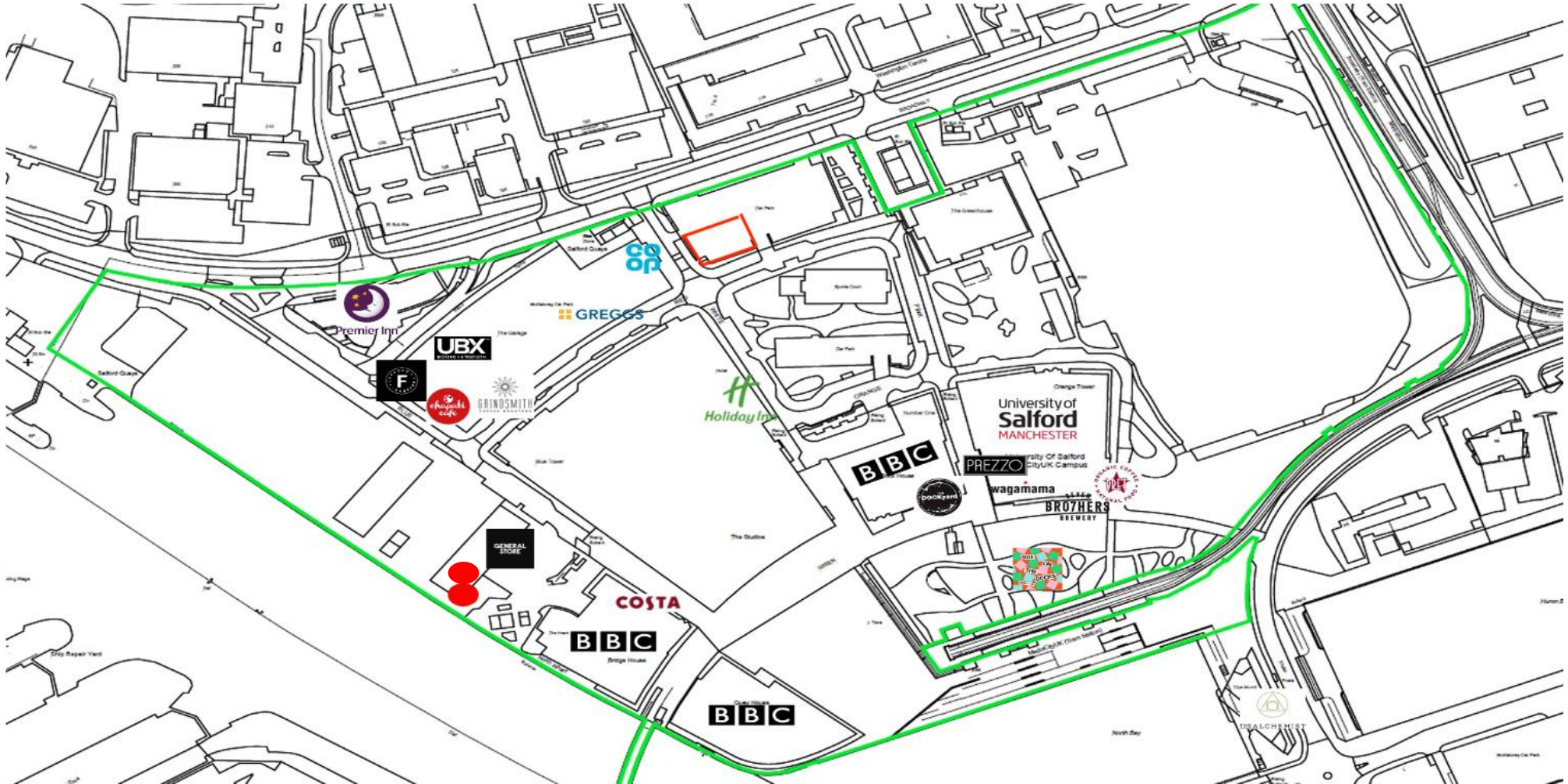
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February 2025 Subject to Contract.

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