

TO LET



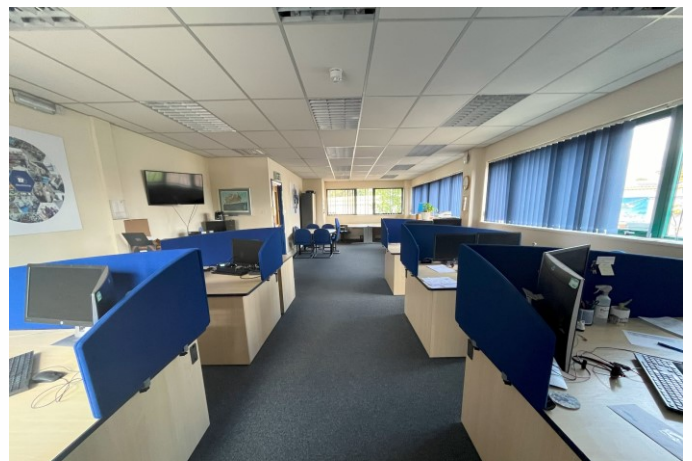
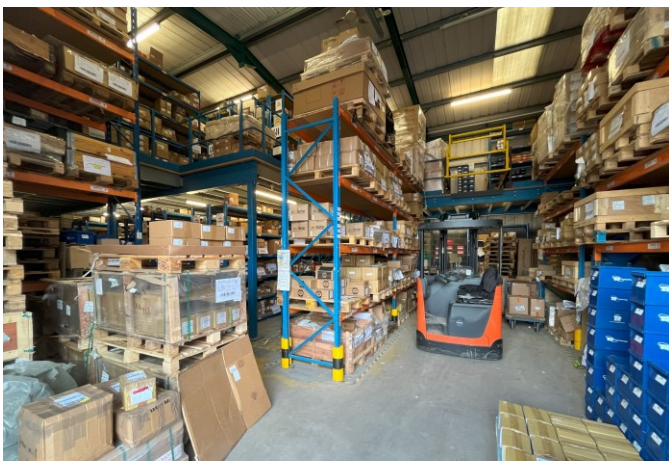
RogerHannah

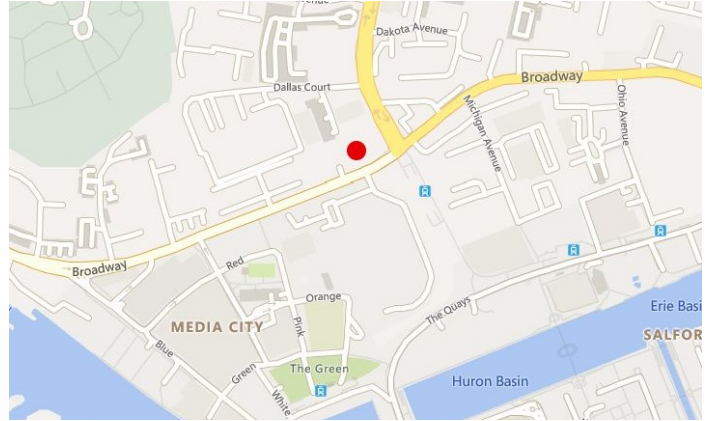


94 Broadway, Unit N, Broadway, Salford, Greater Manchester M50 2UW

Modern Warehouse with Offices
3,902 Sq Ft (362.64 Sq M)

- Prominent Position in Salford Quays
- Close Proximity to Public Transport Links
- On site parking for approx. 6 cars
- Available July 2024





Location

The property is located in a prominent position on the North Stage estate off Broadway in the heart of Salford Quays. This central location provides an abundance of public links being 0.4 miles from the M602, accessing motorway networks including the M60, M62 and M56. The site is located 2 miles to the west of Manchester City Centre and 0.5 miles from Media City, with the closest tram stop, Broadway being less than a minute walk.

Description

The Property comprises a modern two storey warehouse incorporating first floor offices. The unit is of steel portal frame construction with brick elevations under a pitched steel sheet roof. Internally the ground floor space offers an open plan warehouse with kitchenette and WC, accessed via an electric roller shutter off the main car park. A personnel entrance also leads to ground floor offices/meeting rooms and further WC facilities, providing stairs up to the main office on the first floor. The mezzanine area above the warehouse is to be removed upon vacation.

Externally there are approximately 6 car parking spaces to the front of the unit. Mains services include Electricity, Water and Drainage, all of which are direct supplies and are charged separately to rent.

Accommodation

Measured in accordance with RICS Property Measurement (2nd Edition) to provide the following approximate Gross Internal Area:

Ground Floor Warehouse	209.3 sqm / 2,250.06 sqft
Ground Floor Office	77 sqm / 828.52 sqft
First Floor Office	76.5 sqm / 823.14 sqft
Total	362.8 sqm / 3,902 sqft

EPC

A copy of the EPC is available on request.

Asking Rent

The property is available by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed at an annual rental of £51,000 per annum plus VAT.

Service Charge

The current Service Charge payable by the Tenant is £3,380 per annum plus VAT. This is reviewed on an annual basis.

Property Insurance

The current Property Insurance payable by the Tenant is £2,416.27 per annum plus VAT. The policy is reviewed on an annual basis and the renewal date is 30/04/2024, at which point the new premium will be apportioned to Tenants.

Business Rates

Rateable Value 2023 = £27,750 per annum.

We advise all interested parties to make their own enquiries with the Valuation Office Agency.

VAT

VAT is applicable on this property.

Legal Costs

Each party will be liable for their own costs.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

Robyn Egan

E: robynegan@roger-hannah.co.uk

T: 0161 429 1674

Date of Preparation

26 April 2024