

**TO LET**



## **OFFICE PREMISES**

**1,212 SQ FT**

**UNIT 17**  
**WATERS EDGE BUSINESS PARK**  
**MODWEN ROAD**  
**SALFORD M5 3EZ**

- 3 Car spaces
- Close to Salford Quays
- Exchange Quay Metrolink Station within close proximity

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)

## LOCATION

The property is located on Waters Edge Business Park just off Modwen Road which runs off Ordsall Lane (A5066) in Salford.

Exchange Quay Metrolink Station is within easy walking distance. Salford Quays including the Lowry Shopping Centre is approx. 1 mile to the west. Junction 3 of M602 motorway is approx. 1 mile north west. Manchester City Centre is approx. 1 mile north east.

## GENERAL DESCRIPTION

The property comprises a double storey modern brick built office premises beneath a pitched tiled roof.

Internally, the ground floor is largely open plan in layout and consists of office accommodation and a storage room to the rear. The first floor is partitioned to accommodate three separate rooms that could be used for office space / meeting rooms. There is a kitchen located on the first floor and WCs on both ground and first floor. There are suspended ceilings with LED panel lighting, vinyl flooring and gas central heating throughout.

Externally, there are three car parking spaces directly in front of the property which are demised.

## ACCOMMODATION

As measured on a net internal basis the property has areas as follows:-

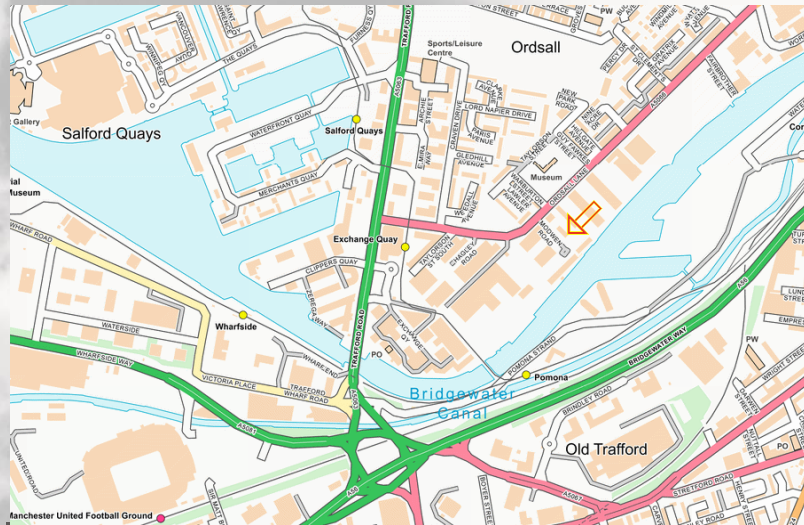
|              |                    |
|--------------|--------------------|
| Ground Floor | 588 sq ft          |
| First Floor  | 624 sq ft          |
| <b>Total</b> | <b>1,212 sq ft</b> |

## LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£15,000pa**.

## BUSINESS RATES

The property has a rateable value of £12,500. Small business rates relief may apply.



## EPC

A copy of the EPC is available on request.

## VAT

All figures quoted are exclusive of but may be liable to VAT.

## VIEWING

By appointment with the sole agents:

**W T Gunson for the attention of:**

**Matt Styles** [Matthew.Styles@wtgunson.co.uk](mailto:Matthew.Styles@wtgunson.co.uk)

**Josh Hill** [Josh.Hill@wtgunson.co.uk](mailto:Josh.Hill@wtgunson.co.uk)

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