

TO LET

**INDUSTRIAL UNIT WITH 1ST FLOOR OFFICES
& YARD 4,261 SQ/FT**



**6 MODEWHEEL ROAD,
SALFORD,
M5 5DQ**

Available Immediately

Rent £25,000pa

Incentives Available

FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

LOCATION

The property is located on the western side of Modewheel Road at the junction with Bute Street, just off Eccles New Road in Salford. Manchester City Centre is 2 miles away. The Metrolink and Motorway Networks are in close proximity.

DESCRIPTION

The property comprises a detached steel portal framed warehouse with brick walls and a pitched asbestos roof incorporating translucent roof panels. There is gas central heating in the first floor office space, a gas blower in the warehouse plus 3 phase electrics. There is electric roller shutters throughout with an electric roller shutter door to access the main warehouse. There is perimeter fencing with electric gates to access the unit.

ACCOMMODATION

Ground floor **263.88 sq/m** **2,840 sq/ft**

Warehouse
Offices (x2)
Reception
Store
Single Garage
WC

Shower room

First Floor **95.51 sq/m** **1,028 sq/ft**

Offices (x4)
Kitchen
WC

Mezzanine **36.53 sq/m** **393 sq/ft**

Total **395.92sq/m** **4,261 sq/ft**

TERMS

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rental of £25,000 per annum payable monthly in advance

BUSINESS RATES

The property is assessed for rating purposes at RV £18,000. The rates payable are: £8,820pa.



EPC

Band "E". Copy of certificate available on application

VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by prior appointment with the agent –

Simon Fraser MRICS



CALL: 0161 244 8640
EMAIL: simon@frasercommercial.co.uk



Preparation of details Nov 2020

Whilst every effort has been made to ensure these particulars are correct they are set out as a general guide only and do not constitute any part of an offer or contract. Fraser Commercial Limited do not warrant the information and any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to the correctness of each of them.

0161 244 8640

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