

FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

**3,840 SQ/FT MODERN OFFICES
WITH 8 PARKING SPACES**



**31 Modwen Road,
Sandpiper Quay,
Watersedge Business Park,
Salford Quays
M5 3EZ**

A short Walk to Media City

**1.5 miles from Manchester City
Centre**

**Metrolink & M602 Motorway in
Easy Reach**

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

www.frasercommercial.co.uk

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LOCATION

The property is located on the established Watersedge Business Park in Salford Quays. Pomona Island is directly behind the property. Manchester City Centre is 1.5 miles away. There are excellent transport links with the Metrolink and M602 motorway in the immediate area.

DESCRIPTION

The property comprises a mid terrace modern self contained office building on an established business park. The offices are over 3 floors, in a mainly open plan format and fitted out to a good standard throughout. There is gas central heating. Air conditioning (in part) and double glazed windows, with security shutters at ground floor level.

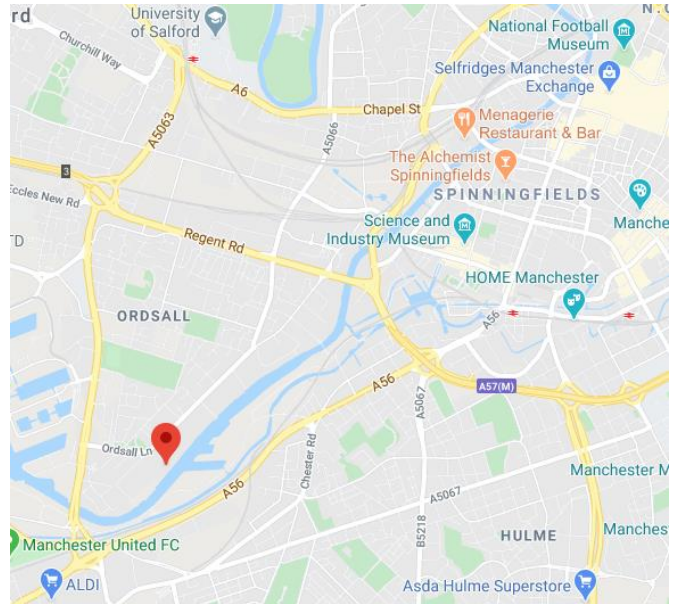
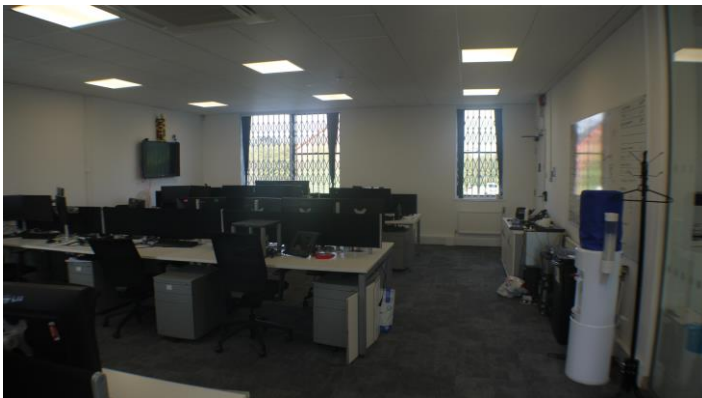
ACCOMMODATION

Ground	118.83 sq/m
First	117.93 sq/m
Second	120.27 sq/m
Total	357.03 sq/m 3,843 sq/ft

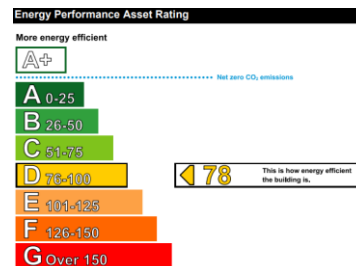
PRICE

Offers in the region of £460,000 (plus VAT) for the remainder of a 99 year lease from August 2005 at a ground rent of £2,900pa

BUSINESS RATES



EPC



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 February 2020

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