



**AVISON  
YOUNG**

Unit 1 B, Astor Road, Salford, M50 1BB

To Let | 11,870 sq ft

Refurbished Warehouse/ Industrial Unit

## Unit 1B, Astor Road, Salford, M50 1BB

### Summary

- Rent: £79,500 p.a + VAT
- Lease: New FRI Lease

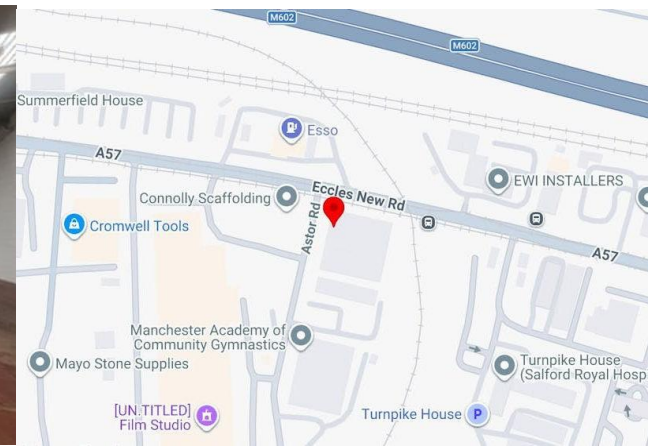
### Contact & Viewings



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### Key Points

- Steel Portal Framework
- 0.5 miles from M602
- 4.7 m Eaves
- 2x Electric Roller Shutter Doors
- Three Phase Electricity

### Description

The unit is of steel portal frame construction having an eaves height of approximately 4.7 m incorporating both low level brickwork and an attractive profile metal cladding system.

Loading access to the unit is via 2 roller shutter doors leading onto a rear car park / service yard area with the estate being fenced and secure. LED lighting is provided together 3 phase electricity. A small office / WC / kitchen area has been recently refurbished.

### Location

Unit 1B is situated fronting Eccles New Road (A57) at its junction with Astor Road, approximately 1.5 miles from Salford Quays / Media City and 2.5 miles west of Manchester City Centre. Access to the National Motorway network is obtained via the M602 Motorway, which is located within a ½ mile.

### Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

### Business Rates

The tenant will be responsible for payment of business rates direct to the local authority.

### VAT

VAT if applicable will be charged at the standard rate.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction,

### EPC

The EPCs have been prepared and are available on request.

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