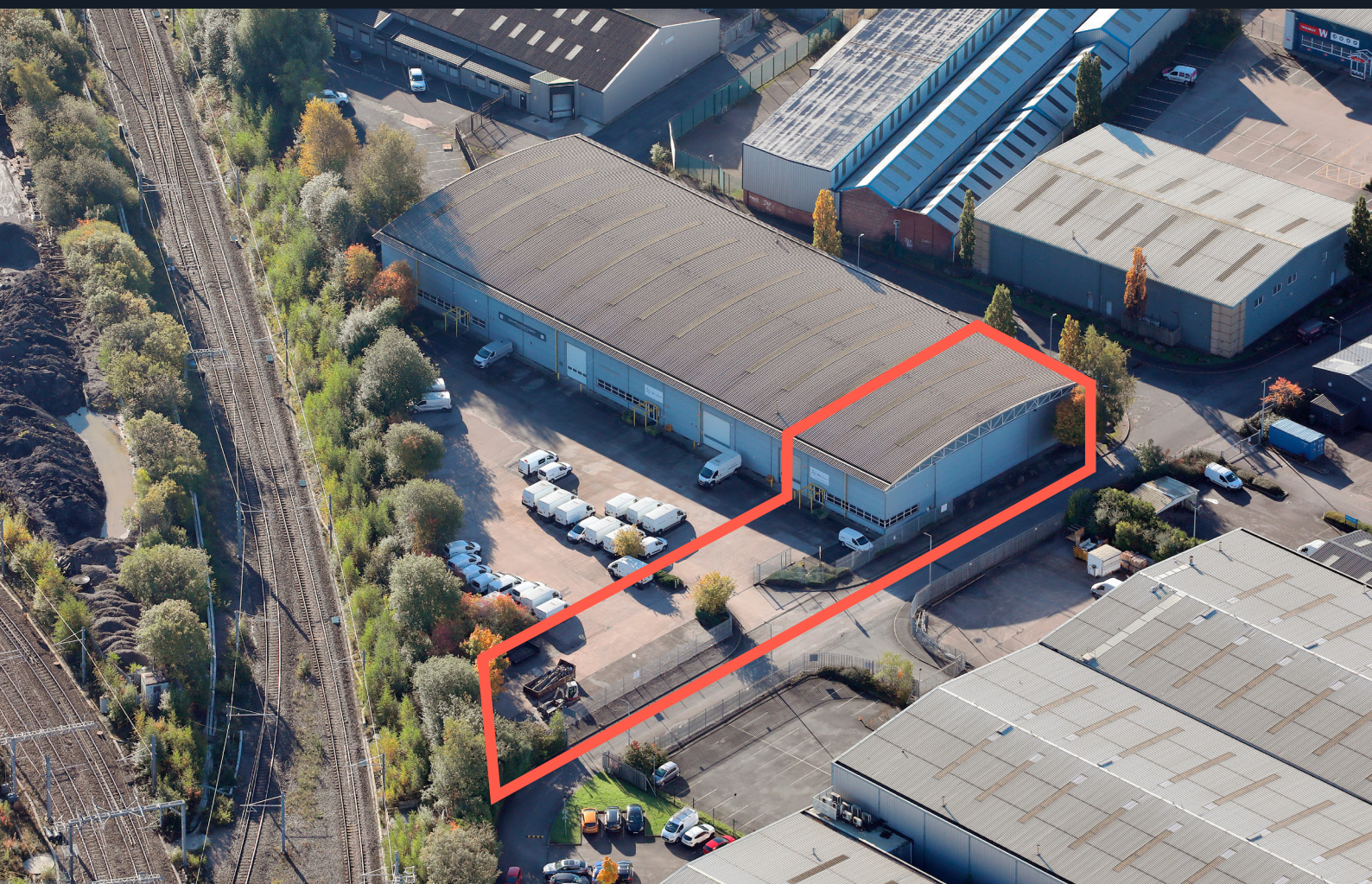


To Let

Unit 10 The Albion

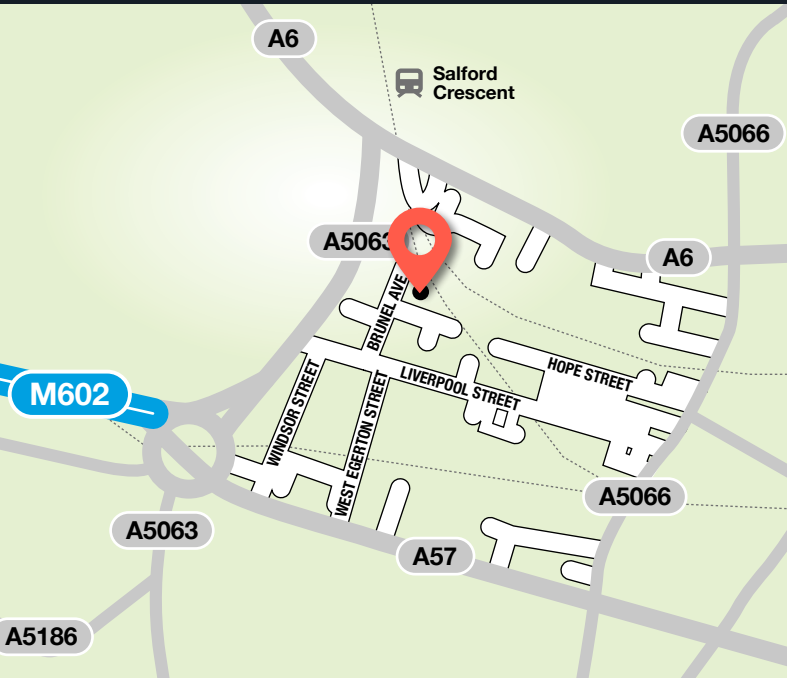
HIGH QUALITY WAREHOUSE / INDUSTRIAL UNIT WITH LARGE YARD

7,070 SQ FT (656.86 SQ M)



Unit 10 The Albion, Brunel Avenue, Salford, Manchester, M5 4BE

- Easy access to M602
- Fully refurbished
- Large secure yard
- Quality office content
- 7.5m eaves



Location

The Albion is strategically located on Brunel Avenue and accessed via Liverpool Street, Salford, 2 miles west of Manchester City Centre. The property benefits from being in close proximity to the M602 motorway within ½ a mile and the M60/M62 within 2 miles.

Liverpool Street offers a convenient alternative access directly into Manchester city centre. The area immediately surrounding the property includes other modern warehouse facilities, trade counter occupiers and car showroom operators.

Description

The unit is of single bay, steel portal frame construction with internal block work and profile metal clad elevations. The warehouse area has a minimum height to underside of haunch of 6.5m rising to 7.5m to eaves.

Access to the unit is provided by a single electrically operated roller shutter door. The unit benefits from two storey offices to the front elevation incorporating carpeted floors, suspended ceiling along with WC's. Due to the site boundaries the unit benefits from a large secure yard area which is shared between all three units accessed via a manually operated gate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Accommodation

	Sq Ft	Sq M
Warehouse	5,408	502.42
Ground floor Office	831	77.22
First floor Office	831	77.22
Total	7,070	656.86

Business Rates

Unit 10 Rateable Value £34,500 providing a rates liability of £16,940 pa for year 2019/2020.

EPC

An EPC is available upon request.

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed. There is an estate service charge.

VAT

VAT will be payable at the prevailing rate on any transaction.

Contact

For further information or to request an inspection please contact Savills or LM6.

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