



For Sale/To Let

**32 Sandpiper Court, Waters Edge
Business Park, Salford Quays M5 3EZ.**



Self contained waterfront office building with parking within the heart of Salford Quays.

- 1,168 Sq Ft (108.5 Sq M)
- Two storey self contained building
- 5 car parking spaces
- Business park environment
- Full gas central heating
- Perimeter trunking
- Carpets throughout
- Ceiling grid including LED lighting
- WC and kitchen facilities ..

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Commercial Property
Advisers and Agents



FOR SALE/TO LET

0161 234 0777

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LOCATION

The property is located on Sandpiper Court on Waters Edge Business Park in Salford Quays and is just a few minutes walk from Exchange Quay Metrolink station. Road access is excellent with the property just off Ordsall Lane (A5066) which provides access to the M602, leading on to the M60. It is just 5 minutes drive in to the city centre via Regent Road or a short bike ride along the river.

Nearby amenities include those on Exchange Quay (coffee shop / restaurant, post office, convenience store), Tesco Local, Sainsbury's, Subway, and Greggs.

SPECIFICATION

The property comprises a waterfront mid terrace two storey self contained office building on a popular gated estate in the heart of Salford Quays.

Internally the premises benefit from a large open plan office currently uses as a boardroom to the ground floor whilst to the first floor there is further open plan offices together with a private office. Male and female wc facilities are provided as well as a kitchenette and an internal server room.

Externally there is a walkway to the River Irwell and there are 5 car parking spaces to the front of the property.

ACCOMMODATION

Measured on a net internal basis, the property provides the following area: -

1,168 sq ft (108.5 sq m)

RATEABLE VALUE

£8,300

EPC

Available upon request.

VAT

VAT will be charged on all outgoing at the prevailing rate.

TERMS

Our clients are seeking to dispose of their long leasehold interest in the property which is held via a 999 year lease paying an annual rent of £810 per annum.

Alternatively our clients will rent the premises for a term of years to be agreed incorporating regular rent reviews.

PRICE/RENT

£145,000 excl / £14,000 per annum excl

VIEWING

Via the sole agents TFC on 0161 234 0777



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