



For Sale

**1M Cody Court
Salford Quays
M50 2GE.**



Self contained office/business unit with parking and exceptional fit out within the heart of Salford Quays.

- 1,346 Sq Ft (125 Sq M)
- Single storey self contained building
- 3 allocated car spaces as well as numerous communal spaces
- Extremely high quality fit out
- Full gas central heating
- LED PIR lighting
- Carpets and tiling throughout
- Boardroom & meeting rooms
- WCs and kitchen facilities

Centurion House, 129 Deansgate,
Manchester M3 3WR

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Commercial Property
Advisers and Agents



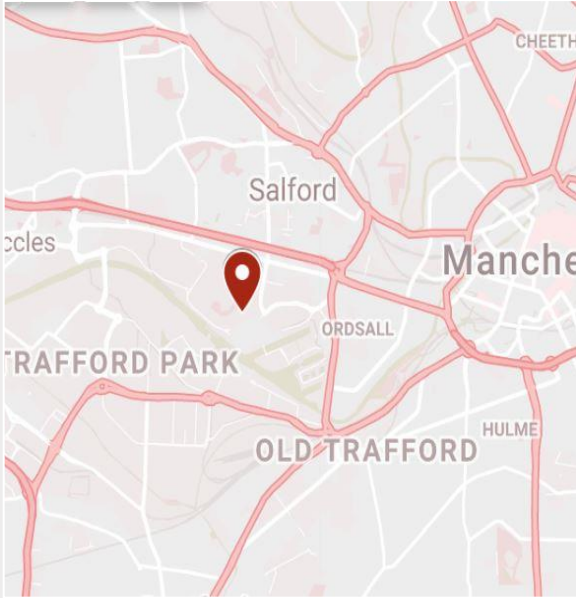
FOR SALE

0161 234 0777

Unit 1m Cody Court

Salford

M50 2GE



LOCATION

Cody Court is located within close proximity to MediaCityUK which is home to the BBC, ITV and over 250 media and tech SME's.

Cody Court itself is in an established industrial/business park which is home to a diverse range of occupiers. The mature surroundings make for a pleasant working environment.

Transport links are excellent Broadway Metrolink station is within a few minutes walk whilst access to Junction 3 of the M602 is within 1 mile of the property.

SPECIFICATION

The property comprises an end of terrace single storey self contained office/business unit. The building has been the subject of an extensive refurbishment and fit out programme and provides for high quality offices.

Internally the premises benefit from a large open plan office as well as a manager's office with sizable meeting area. There is a further meeting room as well as a large kitchen and male and female WC's.

Externally there is parking for 3 vehicles at the front of the unit as well as numerous communal spaces. Lighting is via LED PIR's whilst heating is via gas fired radiators. There is perimeter trunking throughout. The property is alarmed and benefits from electric shutters.

ACCOMMODATION

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

1,346 sq ft (125 sq m)

RATEABLE VALUE

£8,700

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 99 year lease from 1987 (with the ability to extend) paying an annual rent of £1,840 per annum excl.

PRICE

£130,000 excl

VIEWING

Via the sole agents TFC on 0161 234 0777 or please click on videolink. <https://www.youtube.com/watch?v=BV4Fm7i2enI>



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