



UNIT 16 | SOVEREIGN ENTERPRISE PARK | SALFORD | M50 3UP



2,701 sq ft (250.92 sq m)

DETACHED MODERN SINGLE STOREY BUSINESS/TRADE
COUNTER UNIT WITH PRIVATE ON SITE CAR PARKING

Rare purchase opportunity

Close to Media City and Regent Road

Suit various alternative uses, subject to consents

FOR SALE

DESCRIPTION

Unit 16 is a modern detached light industrial/warehouse/trade counter unit which has been accommodated with partitioning to provide an office type environment with large open plan general office, subdivided private offices/meeting room, reception, and kitchen areas. The construction is of traditional steel portal frame with half brick and half clad insulated elevation walls, a solid concrete floor and pitched and lined roof incorporating translucent roof panels. The property has a loading door at the front elevation and personnel access and provides an eaves height of 12 feet.

Internally the unit provides an attractive fit out and externally at the front is a private fully surfaced car parking area which can comfortably accommodate 4/5 motor cars.

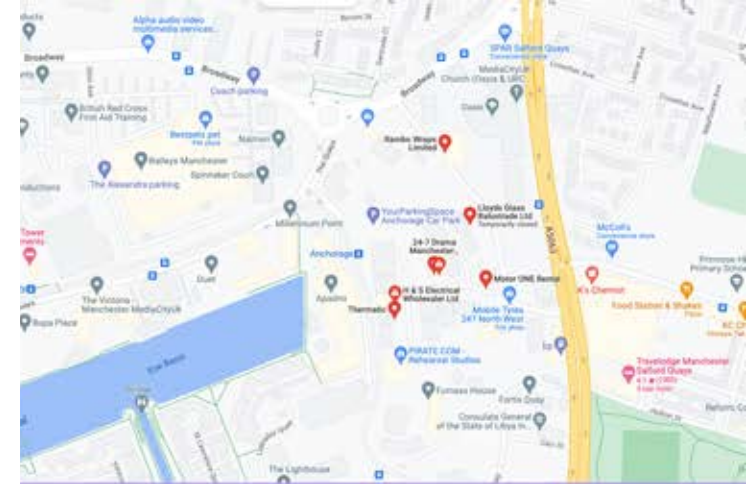
LOCATION

The property is on the established Sovereign Enterprise Park located off King William Street in the Salford district of Manchester.

King William Street runs off Broadway which links with the A5063 Trafford Road which provides ready access to the M602 at the Regent Road roundabout.

The area is a well-established industrial and commercial one which has seen significant changes in recent years with the development of the nearby Media City and a host of residential schemes in the area.

Please refer to attached location map.



SERVICES

We understand that all mains services are available.

FLOOR AREA

The property extends to a gross internal area of 2,701 sq ft

EPC

Available on request.

RATES

Rateable Value £11,750

PRICE

£235,000 stc

VIEWING

By prior appointment with the sole selling agents:
Haughton Warburton: 0161 839 0080.

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