

**FOR SALE**



## **CITY FRINGE LIGHT INDUSTRIAL UNIT**

**8,370 sq.ft plus small mezzanine**

**Units 1-2, The Foundry  
Ordsall Lane  
Salford M5 3LW**

- 1 mile from Salford Quays & Manchester City Centre
- Built 2016
- 2x loading door to the rear
- 150kVa in part
- EPC B

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)

### LOCATION

The property is positioned off Ordsall Lane, within a short drive of both Salford Quays/Media City and Manchester City Centre. Access to the motorway network (M602, junction 3) is circa 1 mile (4 min drive) from the property.

### DESCRIPTION

The property comprises two end-terraced light industrial units on The Foundry which was developed by Capital & Centric in 2016. The specification includes:

- Mixture of brick/block/clad elevations
- Pitched profile sheet roof, incorporating rooflights
- Concrete floor
- Suspended lighting
- 2x motorised loading doors to the rear
- Circa 6m to the eaves
- Blockwork cold-store in situ
- Two floors of basically specified office and amenity space (including 4x WC, 2x kitchenette/brew station, storage, reception and offices). Office content of approximately 20% (not including small mezzanine or storage above the cold store)
- Enhanced electricity supply to 150kVa in Unit 2 (60 kVa in Unit 1, as built)

Other occupiers on the estate include Deliveroo.

### ACCOMMODATION

As measured to Gross Internal Area in accordance with RICS Property Measurement (2<sup>nd</sup> Edition), the property has the following floor areas:

Unit	Component	m <sup>2</sup>	ft <sup>2</sup>
Unit 1	Warehouse (including cold store)	274.18	2,951
	Offices and amenity (ground and first floor)	160.01	1722
	Small mezzanine	16.09	173
	Stores above cold store	59.37	639
	<b>Total</b>	<b>509.65</b>	<b>5,485</b>
Unit 2	<b>Warehouse</b>	<b>343.44</b>	<b>3,697</b>
Units 1 & 2	Warehouse (including cold store)	617.62	6,648
	Offices and amenity (ground and first floor)	160.01	1,722
	Small mezzanine	16.09	173
	Stores above cold store	59.37	639
	<b>Total</b>	<b>853.09</b>	<b>9,182</b>

### EPC

B (46 & 50).



### PURCHASE

The long leasehold interest is available as follows:

**Units 1 & 2 combined: £1,150,000 exclusive**

Alternatively, the client may consider splitting the units and would quote the following:

**Unit 1: £700,000 exclusive**

**Unit 2: £550,000 exclusive**

The property is held on a lease which expires on 25/10/2264 (241 years unexpired). We are advised that the ground rent is currently £1,700.00 per annum.

### BUSINESS RATES

The rateable value for Units 1 & 2 is currently £60,000 and therefore the rates payable will be £30,720 per annum (51.2p/£). Interested parties are advised to confirm this with the local authority.

### SERVICE CHARGE

A service charge is levied towards the maintenance of common parts of the estate. We are advised that the service charge apportionment for Units 1 & 2 is £9,343.72 per annum.

### USER

The headlease permits B2 uses.

### VAT

All figures quoted are exclusive of but may be liable to VAT at the prevailing rate.

### VIEWING

By appointment with the sole agents, **WT Gunson:**

**Joe Bostock** [joe.bostock@wtgunson.co.uk](mailto:joe.bostock@wtgunson.co.uk)

**Neale Sayle** [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk)

Date of Preparation: September 2023



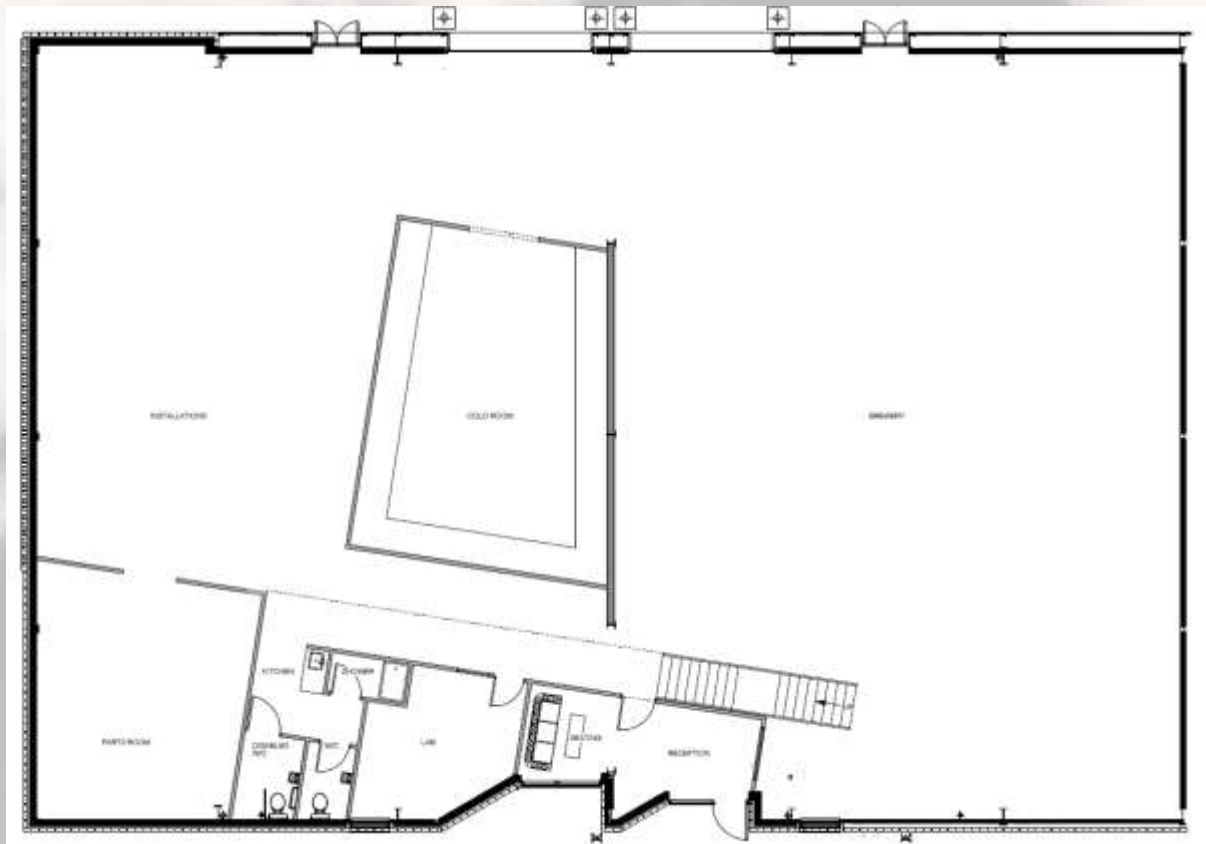






LAYOUT PLANS (DATED 2015)

GROUND FLOOR



FIRST FLOOR

