

**TO LET**



**MODERN DETACHED INDUSTRIAL/WAREHOUSE UNIT**  
**1,691.6m<sup>2</sup> (18,209 sq ft)**

**21 BROUGHTON ROAD EAST**  
**SALFORD**  
**MANCHESTER**  
**M6 6GL**

- Secure Self Contained Site
- Dedicated loading area and car parking
- 5.5m eaves height
- Close proximity to Junction 3 of the M602 motorway

## LOCATION

The property occupies a prominent position on the southern side of Broughton Road East in Salford, approximately 2.5 miles north west of Manchester City Centre. Junction 3 of the M602 motorway is within close proximity and provides easy access to the wider motorway network.

## DESCRIPTION

The property comprises a modern detached double bay industrial/warehouse unit of steel portal frame construction with part brick part profile metal clad elevations beneath a pitched profile metal sheeting roof incorporating translucent panels.

Internally, the property is configured to provide industrial/warehouse accommodation with ancillary two storey offices. The internal specification of the warehouse briefly includes concrete floors, part painted brick part profile sheeting clad walls and surface mounted box lights.

## ACCOMMODATION

**Total Floor Area**      **1,691.6m<sup>2</sup>**      **(18,209 sq ft)**

## LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a quoting rent of **£127,500pa (£7/sqft)**.

## BUSINESS RATES

We understand the properties have a combined rateable value of £57,500. The Rates payable are £29,440pa (2023/24 – 51.2p/£).

We recommend interested parties make their own enquiries to the local authority.



## EPC

A copy of the EPC is available upon request.

## VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

## VIEWING

By appointment with the sole agent:

**W T Gunson for the attention of:**

**Neale Sayle**

(email: [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk))

**Tel: 0161 833 9797**

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Please note all photos contained in this brochure are from 2020.



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