

FOR SALE/ TO LET

5,164 SQ FT

**NEWLY REFURBISHED
MODERN WAREHOUSE UNIT NEAR SALFORD QUAYS**

Unit 10 • Waters Edge Business Park • Modwen Road • Salford • M5 3EZ

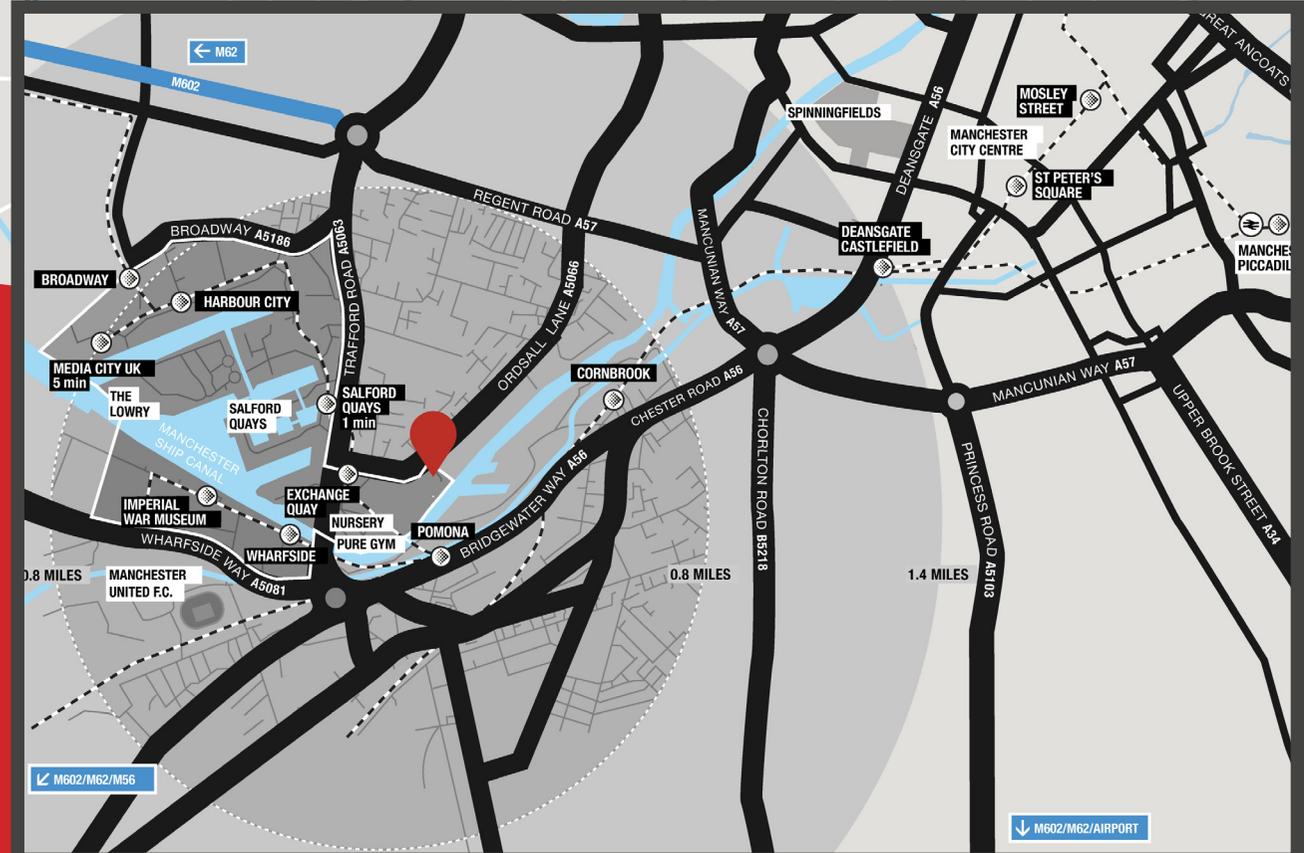
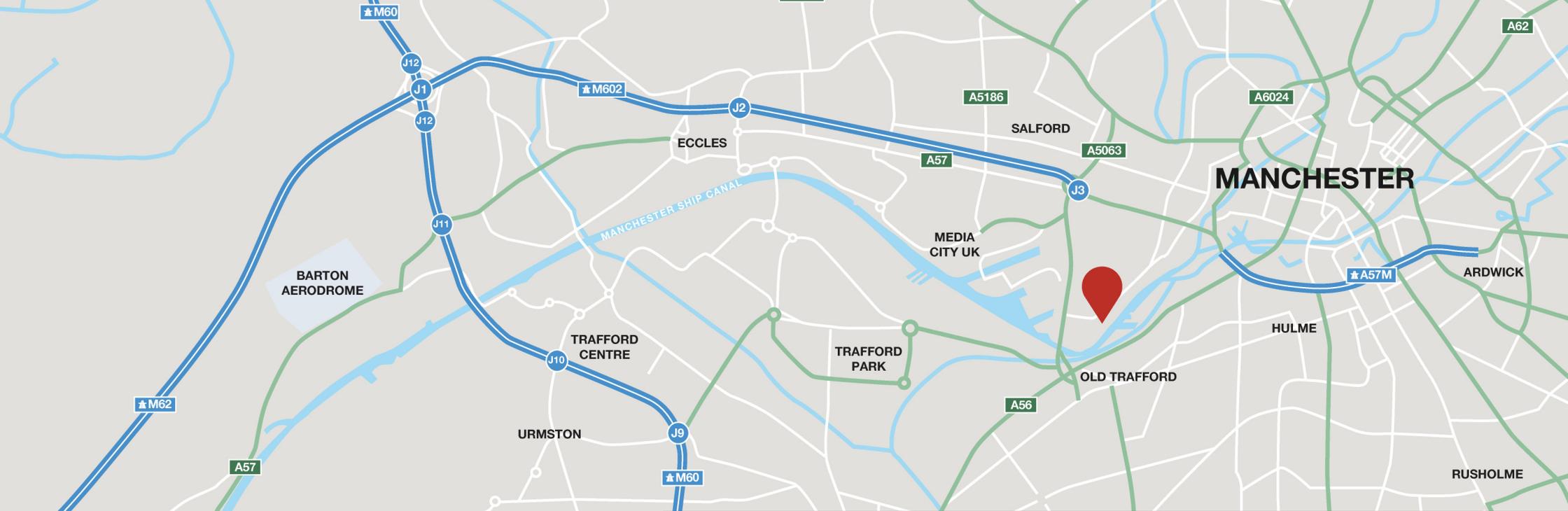
DESCRIPTION

The property comprises a modern terraced / industrial premises constructed in the 90's and forms part of a wider multi-let estate.

The unit benefits from the following:

- Open plan warehousing
- One level access loading door
- Ground and first floor office space
- Dedicated parking for the unit
- 7 metre eaves height
- Staff welfare facilities with dedicated kitchen area

Description	Size (sq ft)	Size (sq m)
Warehouse Accommodation	2,821	261.11
Office Accommodation	2,343	217.7
Total	5,164	478.81



LOCATION

Waters Edge Business Park is a strategically located estate within **2 miles of Manchester City Centre** via Ordsall Lane and walking distance to Salford Quays.

Ordsall Lane provides **easy access to J3 of the M602 motorway** which inturn connects to the **M60 of the wider motorway Network**.



PRICE / RENT

Available upon request.

TENURE

Unit is available for sale and to let.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI-MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

For further information please contact

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