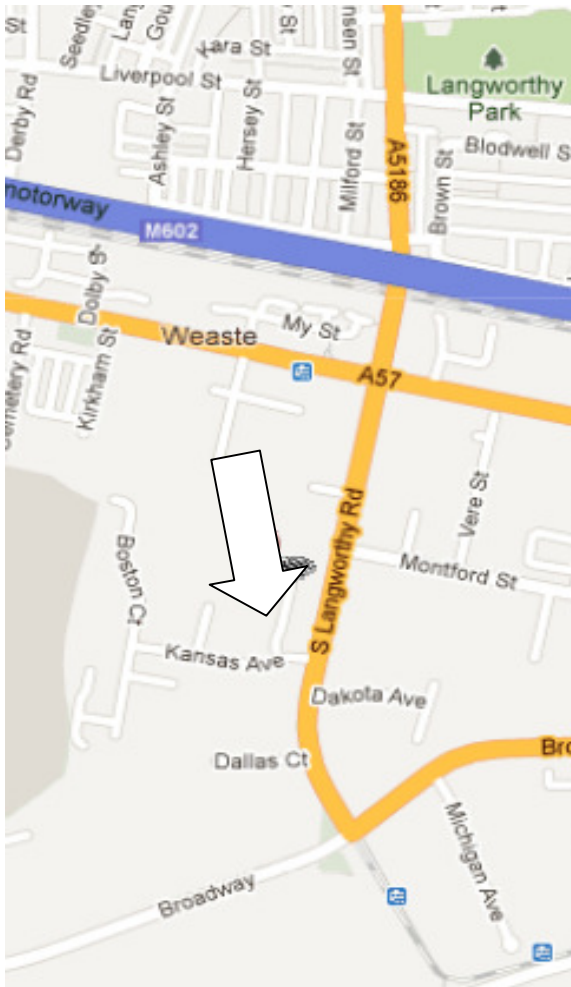




# TO LET

**Warehouse / Showroom with Offices**  
**2600 SqFt (242.3SqM)**  
**Prominent position**  
**Within 0.3 mile of Media City**  
**Parking for several vehicles**



**UNIT 2 KANSAS AVE,  
SALFORD,  
M50 2GL**



## LOCATION

The Unit is located on the corner of Kansas Ave and South Langworthy Road, in a prominent position, approximately 0.3 mile from Media City, Salford Quays and 1 mile from the M602.

## DESCRIPTION

This single storey warehouse with offices has profile clad elevations. It has a side pedestrian entrance and a separate loading bay. The loading bay, windows and pedestrian entrance are all secured with roller shutters.

## ACCOMMODATION

Internally the unit has suspended ceilings and inset fluorescent strip lighting. The unit consists of:

- Warehouse - 1223SqFt (113.6MSq) with a height to suspended ceiling of 3.2m.
- 3 Offices of varying sizes totalling - 491.4SqFt (45.65MSq)
- Loading Bay area - 430SqFt (40MSq)
- There is a kitchen area and Male and Female toilets.
- The unit benefits from: Security alarm with panic button system— contract with ADT.
- Shutters to all windows and doors.
- External security lights.
- Several car parking spaces.
- Gas fired central heating

## LEASE

The property is available on a full repairing and insuring lease for £12,000 per annum. Each party will be responsible for their own legal costs.

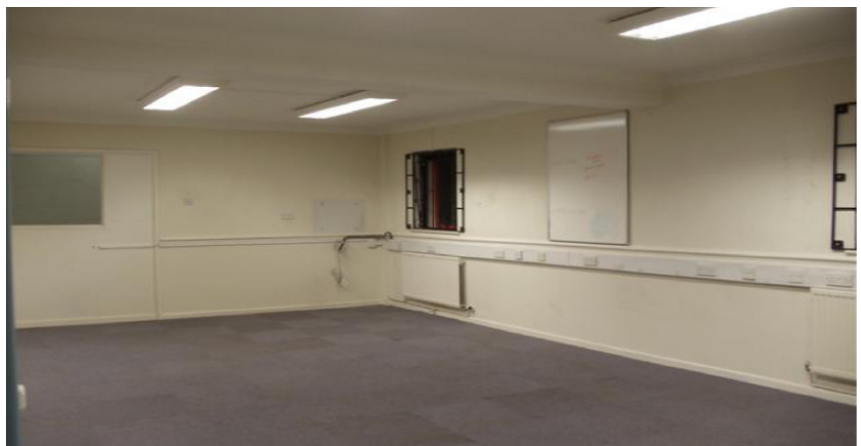


## RATING

The rateable value (2010) - £11,750.

## VAT

All prices quoted are exclusive of but may be subject to VAT



## VIEWINGS

By Arrangement with the agents:

**Beesleys Chartered Surveyors**  
**Rossetti Place ,**  
**6 Lower Byrom St**  
**Manchester, M3 4AP**  
**Tel: 0161 839 2444**