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CHARTERED SURVEYORS

# TO LET

WORKSHOP/DISTRIBUTION WAREHOUSE UNIT WITH TRADE COUNTER



MODERN 1990'S BUILT SINGLE STOREY WORKSHOP /  
DISTRIBUTION / WAREHOUSE UNIT WITH TRADE COUNTER.

**4,046 sq. ft (375 sq. m)**

UNIT 10, SOVEREIGN ENTERPRISE PARK, KING WILLIAM STREET,  
SALFORD QUAYS, MANCHESTER, M50 3UP.

## PROPERTY DESCRIPTION

Unit 10 is a modern 1980s built detached light industrial/warehouse and trade counter unit with offices and external car parking at the front. The construction is of traditional steel portal frame with half brick and half-clad insulated elevation walls, a solid concrete floor and a pitched and lined roof incorporating translucent roof panels. The property has a loading door into the warehouse at the front elevation and provides an eaves height of 11 feet.

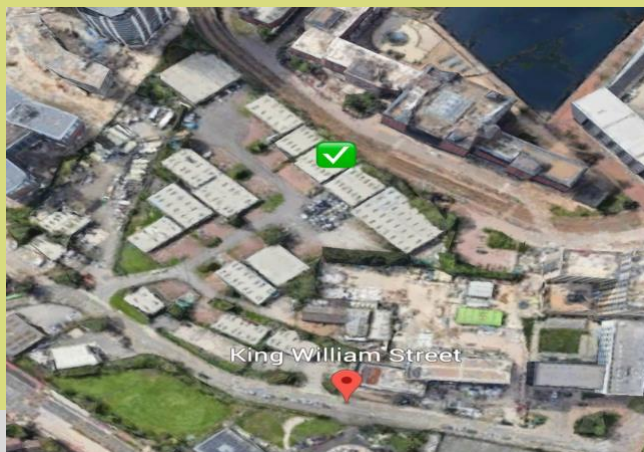
Internally the unit accommodates an attractive trade counter/showroom area with customer entrance, quality general and cellular offices and an open plan warehouse area with adjacent kitchen/brewing area and staff WC facilities. The warehouse has an extensive mezzanine installation providing good storage facilities into the roofline.



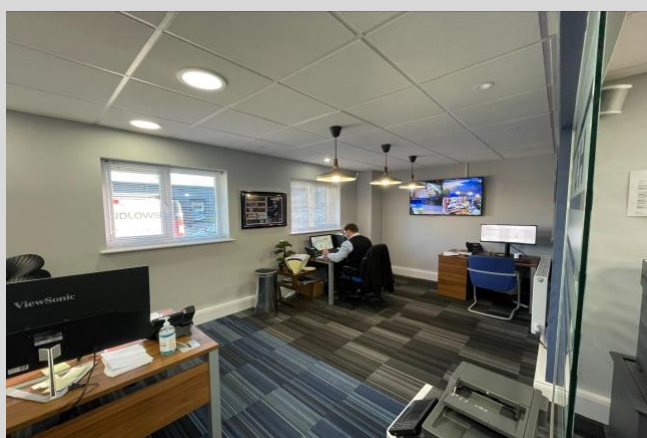
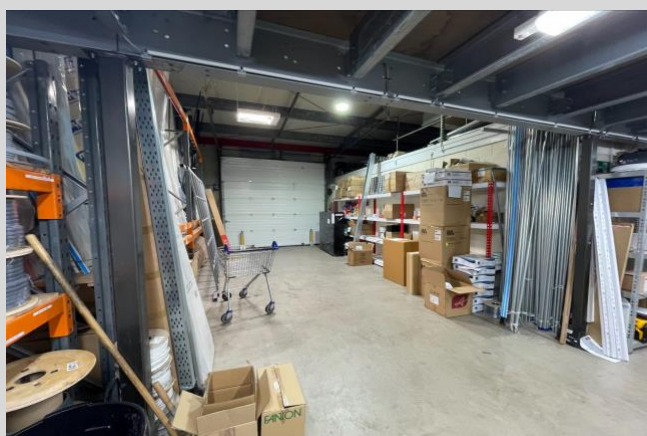
## PROPERTY LOCATION

The property is located on the established Sovereign Enterprise Park in the Salford Quays district of Manchester, just off King William Street. 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 commercial and residential schemes close by.



# PHOTOS



## SUMMARY:

- 11 ft eaves height to main roofline (planning granted to increase)
- Roller shutter door access from front loading area
- Secure and well located with external car parking
- Adjacent to Media City and less than 1 mile to the M602



## FLOOR AREA

The property extends to a gross internal floor area of 4,036 sq. ft to the ground floor.

This is split:

WAREHOUSE	2,904 sq. ft	269 sq. m
TRADE COUNTER	304 sq. ft	28 sq. m
OFFICES	649 sq. ft	60 sq. m
KITCHEN & ANCILLARY	649 sq. ft	60 sq. m
<b>TOTAL</b>	<b>4036 sq. ft</b>	<b>375 sq. m</b>

The mezzanine provides an additional 3,118 sq. ft (289 sq. m) of floorspace into the roofline.

## SERVICES

We understand that all mains' services are available including a 3-phase electricity supply.

Lighting is provided by LED installations and heating via gas forced central heating system with panel radiators.

## ENERGY PERFORMANCE

Certificate available on request.

## RATES

Rateable Value £22,750

## TERMS

The property is available under a new lease for a period to be agreed, with further terms on application. Rent £35,000/annum, exclusive.

## ANTI MONEY LAUNDERING

In accordance with the Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funds will be required from any intending purchaser / tenant.

## VIEWING

Mark Warburton Chartered Surveyors  
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E: mark@mwproperty.co.uk

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