

TO LET

MEDIA CITY

SALFORD QUAYS

540 OLYMPIC COURT

OLYMPIC COURT

ECCLES NEW ROAD

# 540 OLYMPIC COURT

SALFORD, M50 2TP

M602

↙ M602 JUNCTION 1



## MODERN DETACHED WAREHOUSE

28,336 sq ft (2,632.48 sq m)

- Warehouse and two storey office accommodation
- 6.23m eaves height
- 2 level access loading doors
- Concrete yard

## LOCATION

The premises is located in Olympic Court within an established industrial location in Salford, accessed off Monford Street via South Langworthy Road.

Olympic Court is located approximately 1 mile from Junction 3 of the M602, providing access to national motorway networks including the M62 Ring Road and M6. Manchester City Centre lies approximately 2.5 miles from the subject property which can be directly accessed via the M602.

The estate benefits from its close proximity to Media City and it's associated amenities.



## DESCRIPTION

The building comprises a modern detached warehouse/ industrial unit of steel portal frame construction incorporating two storey office/ancillary accommodation within.

The unit provides a concrete floor throughout with internal blockwork to dado level and a double skin insulated roof incorporating 10% roof lights.

Internally, the warehouse benefits from heating and lighting throughout, also a minimum working height of 6.23m. The loading is via 2 level access loading doors.

The unit benefits from excellent office accommodation and staff facilities over 2 storeys, comprising of suspended ceiling with integrated lights, carpet tiles and heating throughout.

Externally the unit benefits from dedicated car parking and a shared service yard. The estate is secured by metal fencing to the perimeter boundary.

## SPECIFICATION

The building benefits from the following attributes:

### WAREHOUSE

- Steel portal frame construction
- 6.23m eaves height
- 2 level access loading doors
- Canteen/WC facilities
- Concrete yard

### OFFICE

- 2 storey offices
- Suspended ceilings with integrated lights
- Carpeted floor
- Fully heated

## ACCOMMODATION

The building provides a total of 28,336 sq ft (2,632.48 sq m) of warehouse and office accommodation.

## MODERN DETACHED WAREHOUSE 28,336 SQ FT (2,632.48 SQ M)



## EPC

The premises have an energy performance certificate rating of D78

## TENURE

Available on terms to be agreed.

## RENT

Upon application.

## RATES

We would recommend interested parties make their own enquiries to Salford City Council.

## VAT

VAT will be applicable.

## LEGAL COSTS

Each party to bear their own legal costs associated with the transaction.

## VIEWING

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