# BC REAL ESTATE

# TO LET



## Unit 4 Missouri Avenue, Salford, M50 2NP

## Detached Warehouse unit with Offices and Large Yard

# 3,769 sq ft including mezzanine

- Rare detached unit
- Self enclosed site with large yard
- Access to M602/M60
- Prominent position (A57)
- No VAT payable on rent







### Unit 4 Missouri Avenue, Salford M50 2NP



#### Location

The premises are situated on the corner of Missouri Avenue just set back from the A<sub>57</sub> which is a main arterial road linking to the M6o<sub>2</sub> and the M6o. It also provides access into Manchester City Centre (3miles).

#### Description

The subject premises consist of a detached warehouse unit benefitting from the following:

- Detached
- Steel portal frame
- Concrete floor
- Full height electric roller shutter
- Large secure yard
- Male and female WCs
- Offices
- LED Lights
- Gas heating
- Prominent position

#### Accommodation

	Sq Ft	Sq M
Warehouse	2,145	199
Office	266	25
Mezzanine	1,358	126
TOTAL	3,769	350

#### Rental

The property is available on a leasehold basis only, for a term to be agreed. Please note that VAT is not payable on the rent.

The rent per annum is available on application.

#### Legal Costs

Each party will bear their own legal costs.

#### VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

#### Subject to Contract

The property is offered subject to formal contract / lease.

#### Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

John Barton

john@bcrealestate.co.uk

Gary Chapman

gary@bcrealestate.co.uk



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