



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 A57 which is a main arterial road linking to the M602 and the M60. 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
<b>TOTAL</b>	<b>3,769</b>	<b>350</b>

### 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](mailto:john@bcrealestate.co.uk)

Gary Chapman

[gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)