



## **17 Carolina Way, Quays Reach, Salford, M50 2ZY**

---

Detached office unit comprising approximately 24,560 sq ft

- **Glazed entrance leading to reception area**
- **Modern open plan office accommodation**
- **Set in landscaped ground with a pond**
- **Parking amenities around the building**

## Summary

Available Size	24,560 sq ft
Rent	£15.00 per sq. ft.
EPC Rating	34 B

## Description:

Quays Reach comprises a purpose built scheme of detached and terraced office accommodation that has been constructed around a courtyard setting, where break-out space for employees is provided. Vehicular and pedestrian entrance is provided from South Langworthy Road, via a manned security gateway. The site perimeter is secured with a brick wall to the front, and a wooden fence to the side. The site has been attractively landscaped with lawns, trees, a pond and picnic tables.

The building comprises a three storey detached office unit which has been constructed using a steel frame, brick elevations a pitched tiled roof with plastic guttering and double-glazed windows set within aluminum frames.

The perimeter of the building and estate roads are paved and parking amenities are situated around the building proving a total of approximately 113 spaces.

## Location:

Quays Reach office development is situated approximately 2 miles west of Manchester city centre and is accessed off South Langworthy Road, which in turn leads off the A57 Eccles New Road. The M602 provides direct access to the M62 and M60 motorways and is less than a mile north east of the property via Eccles New Road.

Langworthy tram stop providing direct access to Manchester City Centre, is located some 500 metres from the entrance of the Quays Reach development at Carolina Way. Land use in the vicinity comprises a mix of office, residential and industrial use.

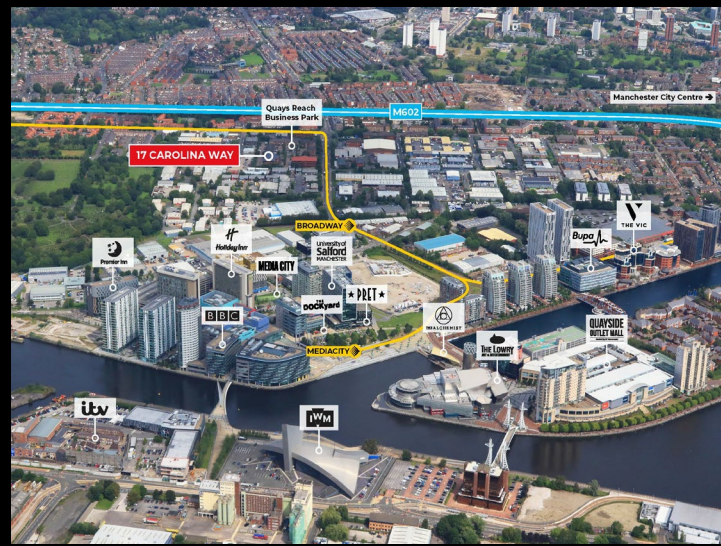
## Accommodation:

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground floor	8,174	759.38
First floor	8,174	759.38
Second floor	8,212	762.93
<b>Total</b>	<b>24,560</b>	<b>2,281.69</b>

## Specification:

- Raised floors
- Suspended ceilings with fluorescent strip lighting
- Air conditioning
- Painted and plastered elevations
- Wall mounted heaters
- Single lift with a capacity of 13 persons granting access to all floors
- WC facilities on each floor
- Kitchen area on the 2nd floor



## Viewing & Further Information

### Matt Pickersgill

0161 956 4017 | 07837 032488

[matt.pickersgill@avisonyoung.com](mailto:matt.pickersgill@avisonyoung.com)

SUBJECT TO CONTRACT. Avison Young UK copyright. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Generated on 17/12/2024