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**TO LET**

# Unit 560

Metroplex Business Park,  
Salford Quays M50 2UE

**Detached Modern Single  
Storey Warehouse Unit**

With 14 Car Parking Spaces

**7,571 SQ FT**

(703 SQ M)

**EXTENSIVE  
REFURBISHMENT  
COMPLETED**



## Overview

Metroplex Business Park comprises 24 warehouse and business units set within a secure, well maintained landscaped environment. The estate has been subject to significant investment in recent years, with a focus on enhancing the tenant experience.

Improvements include the refurbishment of common areas, substantial upgrades to landscaping, and the comprehensive renewal of estate signage and tenant boards throughout the estate. Situated directly opposite MediaCity, Metroplex Business Park offers a range of business property solutions.

## Accommodation

Unit 560	Sq ft	Sq m
Warehouse	6,487	602.6
FF Office	1,084	100.8
<b>Total</b>	<b>7,571</b>	<b>703.4</b>

## Specification

The property comprises of a detached single storey warehouse newly refurbished internally and externally, including windows, shutter doors and a new coating on the roof. The property benefits from the following:

- 2030 Epc Compliant
- 6 Metre Eaves
- LED Lighting
- Kitchen
- Office
- Shared Secure Yard
- 14 Parking Spaces (x2 22kw EV Spaces)
- Bike Shelter
- Outside Seating



Opposite  
**MEDIA CITY**

## Amenities

Both Salford Quays and MediaCity are within walking distance. MediaCity is home to the BBC and ITV and other media businesses also offering a host of amenities and wellness opportunities including restaurants, gyms, bars and cafés.



## Location

The estate is located on Broadway in Salford Quays, Manchester. Broadway benefits from excellent access to Junction 3 of the M602, and to Manchester Centre via the A57 Regent Road, which lies within approximately 3 miles of the estate. The estate also benefits from excellent access to Manchester's Metrolink Tram Line.

### Rental

The property is available on a leasehold basis. The rent is available on application.

### Legal Costs

Each party will bear their own legal costs.

### Rating

The unit has a rateable value of £64,500.

### Subject to Contract

The property is offered subject to formal contract/lease.

[www.metroplexbusinesspark.co.uk](http://www.metroplexbusinesspark.co.uk)

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