

**TO LET**

**INDUSTRIAL**



[www.ps2property.co.uk](http://www.ps2property.co.uk)

**LIGHT INDUSTRIAL/OFFICE PREMISES**

**UNIT 14, SOVEREIGN ENTERPRISE PARK,  
KING WILLIAM STREET  
SALFORD QUAYS**

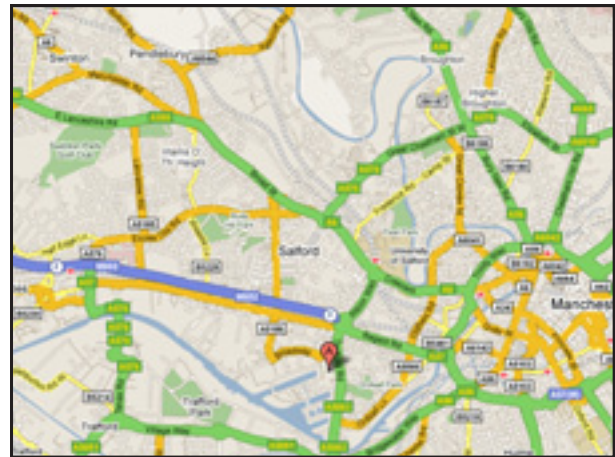
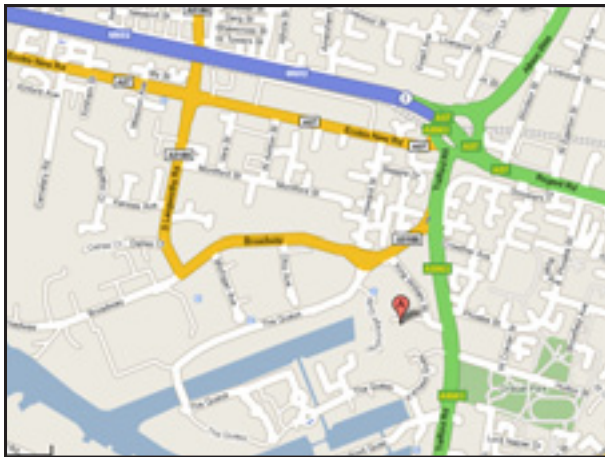
319.08 SQ M (3,435 SQ FT)

- Modern business premises
- Excellent motorway and city centre access
- Close to metrolink

**Edward  
Symmons**

**0161 216 9197**

[www.edwardsymmons.com](http://www.edwardsymmons.com)



### LOCATION

The property is situated on the Sovereign Enterprise Park which lies just off Broadway approximately 2 miles from Manchester City Centre and ½ mile from junction 1 of the M602 motorway leading to the national motorway network. Manchester International Airport is approximately 20 minutes drive away and with metrolink tram stations within walking distance accessibility to the premises is excellent.

### DESCRIPTION

The property comprises a modern single storey detached unit of steel portal frame construction with lower brick/block work elevations and plastic coated metal cladding. The property is set beneath a pitched plastic coated metal roof incorporating translucent roof lights.

The unit has an eaves height of approximately 4.25 metres (14 ft). Internally the unit comprises stores and offices with a reception area of block construction. The unit benefits from carpets, painted/plastered walls with full suspended ceilings and central heating.

### ACCOMMODATION

We have measured the unit on the basis of its gross internal area in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated it to be as follows:-

Warehouse/offices                      319.08 sq m (3,435 sq ft)

### RATES

The property is entered in the 2005 Rating List as follows:-

Description: Offices and Premises  
Rateable Value: £17,000

**Ground Floor, Cloister House, Riverside, New Bailey Street, Manchester M3**

### TERMS

The property is available by way of an assignment of the existing lease which expires on the 8th October 2010. The property is held on full repairing and insuring terms.

### RENTAL

Upon application.

### VAT

All rental figures are exclusive of, but maybe liable to VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation of all legal documentation.

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

### FURTHER INFORMATION

For further information or to arrange an appointment to view the premises please contact Robert Donnelly.

Tel: 0161 216 9197

Email: [robert.donnelly@edwardsymmons.com](mailto:robert.donnelly@edwardsymmons.com)

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

