



WIGNALL  
BROWNLOW

CHARTERED SURVEYORS

**FOR SALE**

**MODERN DETACHED WAREHOUSE  
APPROX 320 SQ M (3,445 SQ FT)**



**UNIT 10 BOSTON COURT  
KANSAS AVENUE  
SALFORD  
M50 2GN**

## Situation & Description

The property is situated on Boston Court, off Kansas Avenue, accessed via Langworthy Road, which links the M602/A57 with Media City and Salford Quays.

Manchester City Centre is approximately 3 miles to the east.

The property comprises a modern detached warehouse unit of steel portal frame construction with profile metal cladding, incorporating translucent panels to the roof. Eaves height is approximately 4.5 metres.

The warehouse incorporates single storey offices and stores. The floor is concrete and lighting is from pendant units.

Loading is off a private yard via an up and over loading door.

We understand the unit has a three phase electricity supply and mains gas is available.

## Accommodation

The property has been measured on a gross internal basis. The approximate gross internal areas are as follows:-

Description	Sq M	Sq Ft
Workshop, Offices & Ancillary	320.00	3,445



## EPC

The EPC may be downloaded at [www.wignallbrownlow.co.uk](http://www.wignallbrownlow.co.uk).



## Rating

We understand from enquiries of the Local Authority that the property is assessed as:

“Warehouse & Premises” £17,500

The current Uniform Business Rate multiplier for 2016/2017 is 49.7p.

## Tenure

Long Leasehold.

99 years from 7 December 1988, with a right to renew for a further 26 years upon lease expiry. Current ground rent is £3,000.00 per annum, which is subject to rent review at 5 yearly intervals to 15% of rack rent.

## VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

## Terms

Offers are invited for the benefit of the Long Leasehold interest with vacant possession.

## Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to [jdb@wignallbrownlow.co.uk](mailto:jdb@wignallbrownlow.co.uk).

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**SUBJECT TO CONTRACT**