

FOR SALE



CITY FRINGE LIGHT INDUSTRIAL UNIT

8,370 sq.ft plus small mezzanine

**Units 1-2, The Foundry
Ordsall Lane
Salford M5 3LW**

- 1 mile from Salford Quays & Manchester City Centre
- Built 2016
- 2x loading door to the rear
- 150kVa in part
- EPC B

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is positioned off Ordsall Lane, within a short drive of both Salford Quays/Media City and Manchester City Centre. Access to the motorway network (M602, junction 3) is circa 1 mile (4 min drive) from the property.

DESCRIPTION

The property comprises two end-terraced light industrial units on The Foundry which was developed by Capital & Centric in 2016. The specification includes:

- Mixture of brick/block/clad elevations
- Pitched profile sheet roof, incorporating rooflights
- Concrete floor
- Suspended lighting
- 2x motorised loading doors to the rear
- Circa 6m to the eaves
- Blockwork cold-store in situ
- Two floors of basically specified office and amenity space (including 4x WC, 2x kitchenette/brew station, storage, reception and offices). Office content of approximately 20% (not including small mezzanine or storage above the cold store)
- Enhanced electricity supply to 150kVa in Unit 2 (60 kVa in Unit 1, as built)

Other occupiers on the estate include Deliveroo.

ACCOMMODATION

As measured to Gross Internal Area in accordance with RICS Property Measurement (2nd Edition), the property has the following floor areas:

Unit	Component	m ²	ft ²
Unit 1	Warehouse (including cold store)	274.18	2,951
	Offices and amenity (ground and first floor)	160.01	1722
	Small mezzanine	16.09	173
	Stores above cold store	59.37	639
	Total	509.65	5,485
Unit 2	Warehouse	343.44	3,697
Units 1 & 2	Warehouse (including cold store)	617.62	6,648
	Offices and amenity (ground and first floor)	160.01	1,722
	Small mezzanine	16.09	173
	Stores above cold store	59.37	639
	Total	853.09	9,182

EPC

B (46 & 50).



PURCHASE

The long leasehold interest is available as follows:

Units 1 & 2 combined: £1,150,000 exclusive

Alternatively, the client may consider splitting the units and would quote the following:

Unit 1: £700,000 exclusive

Unit 2: £550,000 exclusive

The property is held on a lease which expires on 25/10/2264 (241 years unexpired). We are advised that the ground rent is currently £1,700.00 per annum.

BUSINESS RATES

The rateable value for Units 1 & 2 is currently £60,000 and therefore the rates payable will be £30,720 per annum (51.2p/£). Interested parties are advised to confirm this with the local authority.

SERVICE CHARGE

A service charge is levied towards the maintenance of common parts of the estate. We are advised that the service charge apportionment for Units 1 & 2 is £9,343.72 per annum.

USER

The headlease permits B2 uses.

VAT

All figures quoted are exclusive of but may be liable to VAT at the prevailing rate.

VIEWING

By appointment with the sole agents, **WT Gunson:**

Joe Bostock joe.bostock@wtgunson.co.uk

Neale Sayle neale.sayle@wtgunson.co.uk

Date of Preparation: September 2023



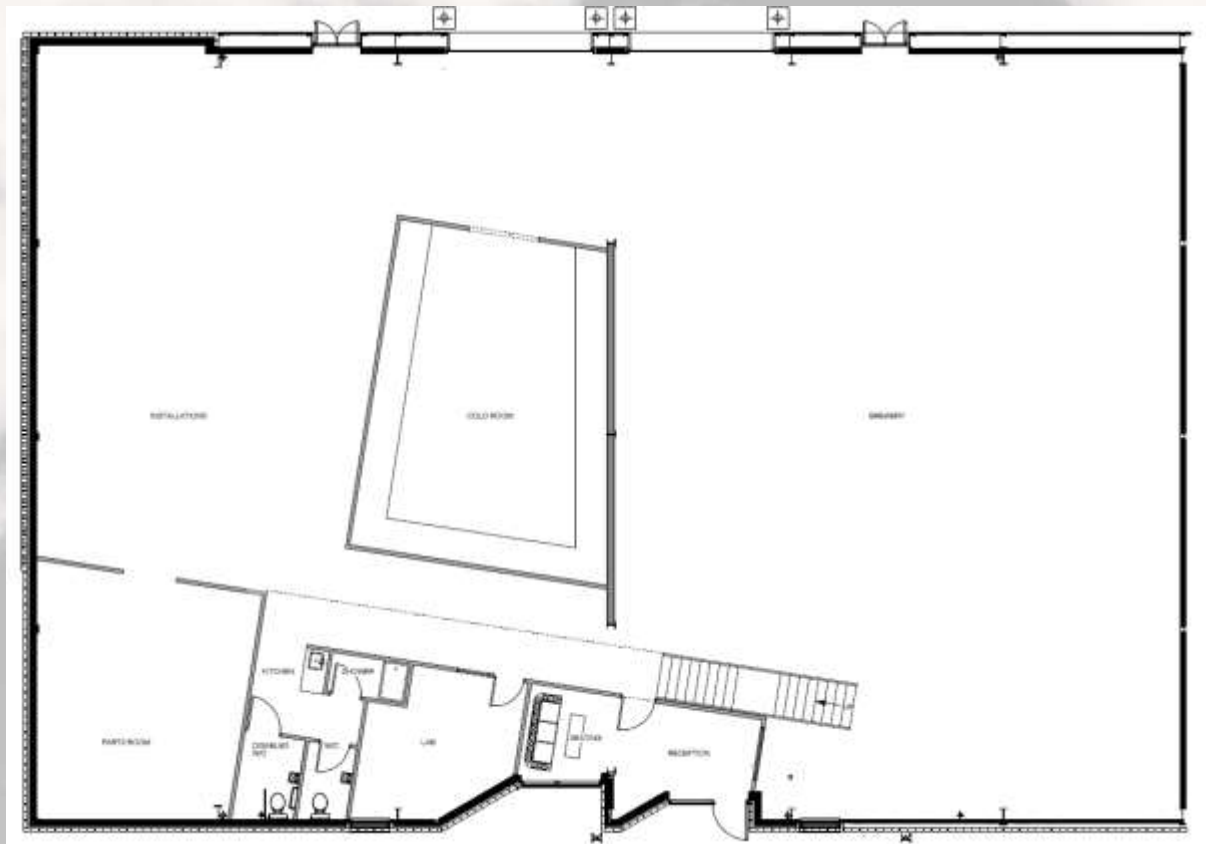






LAYOUT PLANS (DATED 2015)

GROUND FLOOR



FIRST FLOOR

