



FEATURES

- Two storey detached office building
- Long leasehold - 999 years from 1989
- Approx. Net Floor Area 4,633 ft²
- Sold with vacant possession
- Eleven allocated car parking spaces
- Reception Area
- Open plan office space
- Electric roller shutter security door
- Perimeter Trunking and air conditioning
- Separate meeting rooms

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Asking Price £600,000

Office

Unit 1 Woodcock Court
Modwen Road,
Salford, M5 3EZ

LOCATION AND DESCRIPTION

The property is situated on the northern eastern side of Modwen Road at the junction with A5066.

The property is a detached office building, with access at ground floor level and accommodation arranged over two storeys. There is an electric roller shutter entrance door behind a set of double doors at the front of the property.

Upon entering the property, there is the main entrance lobby with stairs leading up to the first floor. To the right of the ground floor entrance is a reception area, which leads to the main office which is a mix of open plan space and meeting rooms.

To the first floor, the office space is predominantly open plan.

There are ladies and gents W.C. facilities on both floors, and a disabled W.C. on the ground floor.

Floor Areas

Ground floor net internal floor area:
217.65 m² / 2,343 ft²

First floor net internal floor area:
212.77 m² / 2,290 ft²

Total: 430.42 m² / 4,633 ft²

Tenure

Long leasehold - the lease is for 999 years from June 1989.

Business Rates

The property has six separate business rates entries. The combined rateable value for the 2017 rating list is £32,050.

For further information please visit the Valuation Office Agency website.

Services

The property is connected to mains gas, electricity, water and drainage. We recommend interested parties undertake their own enquiries as to the suitability of the services.

Viewings

Please contact a member of John Pye Property on 0115 970 6060 or email property@johnpye.co.uk to arrange an appointment.