

Sixteen. Industrial / Warehouse TO LET / FOR SALE



Grant House, Units 8 & 9 Washington Centre, Broadway, Salford, M50 2UW

TO LET (MAY SELL) - Hybrid Warehouse / Office Building

Summary

Tenure	To Let / For Sale
Available Size	15,685 sq ft / 1,457.18 sq m
Rateable Value	£103,000
EPC Rating	D (95)

Key Points

- Located adjacent to Media City
- 35 car parkng spaces
- Separate yard and parking
- Currently set up for TV / Film production
- 6.21m eaves
- Heating and lighting throughout

Chat to the team at Sixteen about this exciting opportunity | Call **+44 (0)161 461 1616** today

Grant House, Units 8 & 9 Washington Centre, Broadway, Salford, M50 2UW

Summary

Available Size	15,685 sq ft
Rateable Value	£103,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)

Location

The property is situated fronting Broadway in Salford Quays 2 miles to the west of Manchester City Centre and adjacent to Media City. The unit benefits from excellent road communications being within 0.4 miles of the M602, which in turn provides access to the regional and national motorway networks including the M60, M6, M56, M61 and M62 motorways. In addition buses, trains and the Metrolink all connect into MediaCity and are all within walking distance to Broadway.

Description

The property comprises a hybrid warehouse / office unit which is of steel portal frame construction under a pitched roof with profile metal clad elevations. At the rear of the property are two warehouse areas which are each accessed via a roller shutter door, they benefit from an eaves height of 6.21m with heating via wall mounted gas blowers and lighting throughout. Along the front and side elevation is two storey office accommodation, the ground floor is mainly cellular in layout and the first floor is mainly open plan, the office accommodation incorporates a reception area, WC's and kitchen facilities. The property was previously set up for TV / Film production. Exterally there is a dedicated car parkign area to the front of the property and a separate loading area to the rear.

Accommodation

The accommodation comprises the following areas:

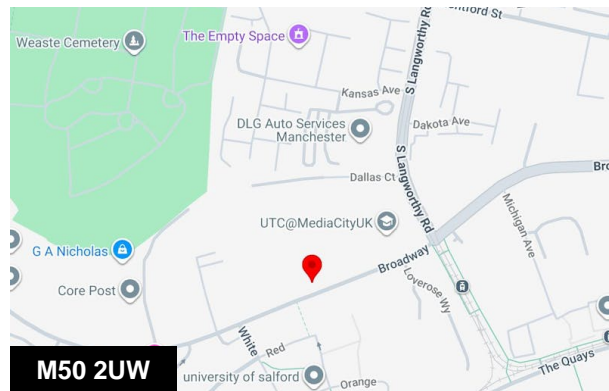
Name	sq ft	sq m
Ground - Warehouse 1	2,997	278.43
Ground - Warehouse 2	1,312	121.89
Ground - Office	5,835	542.09
1st - Office	5,541	514.78
Total	15,685	1,457.19

Terms

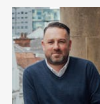
The property is available to let on a new full repairing and insuring lease on terms to be agreed. Alternatively the landlord may give consideration to a sale of the property at a price to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



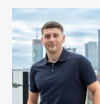
Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 19/05/2026