



Units 1 & 2 High Definition

**TO
LET**

New Build
Commercial Units
1,391 – 2,836 sq ft

Red
Media City UK
Salford Quays
M50 2AQ

THE PROPERTY



Modern
commercial
units located
in the heart of
Media City
UK.

High Definition is a brand-new residential property located within the Media City UK development. Units 1 & 2 are located on the ground floor of the building and benefit from the following features:

- High quality, ground floor commercial units
- Currently fitted as a showroom with meeting rooms and presentation areas.
- Impressive glazed frontage.
- LED lighting throughout
- Air cooling/heating.
- Fitted kitchen and WC.
- Suitable for a variety of other uses (STP).

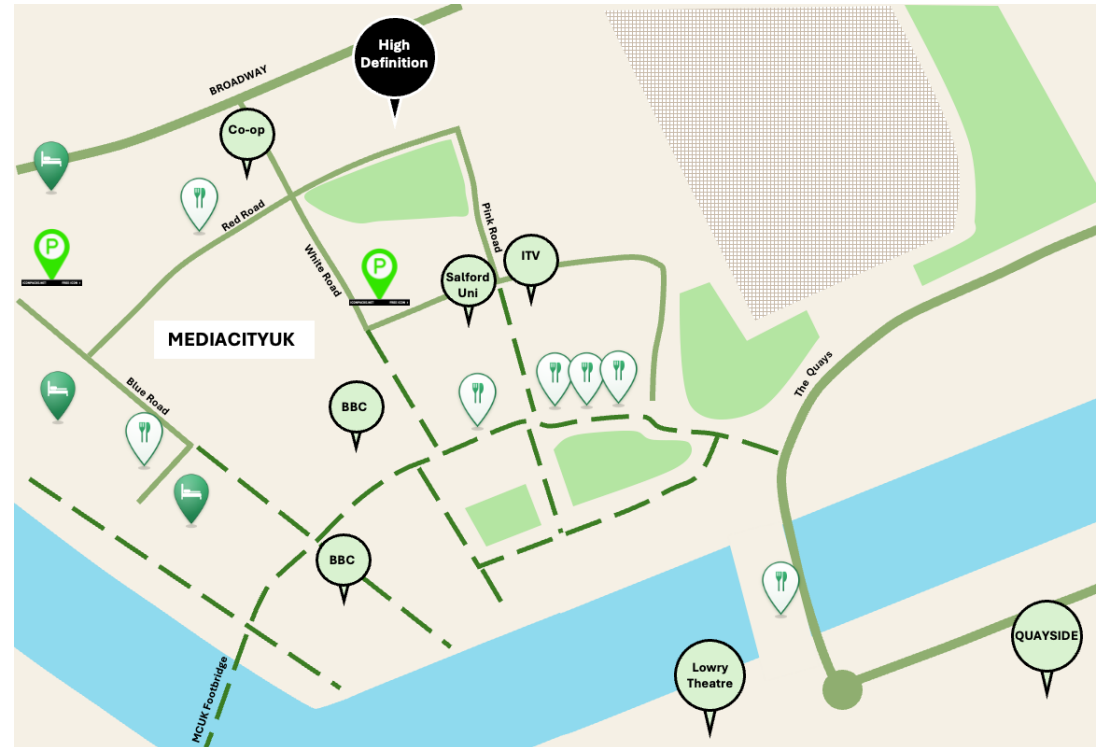


LOCATION

High Definition is located on Red within the thriving MediaCityUK development, one of the UK's leading media, digital and technology hubs. Built around the presence of the BBC and a growing cluster of leading media and technology businesses, MediaCityUK has evolved into a globally recognised destination for innovation, creativity and enterprise.

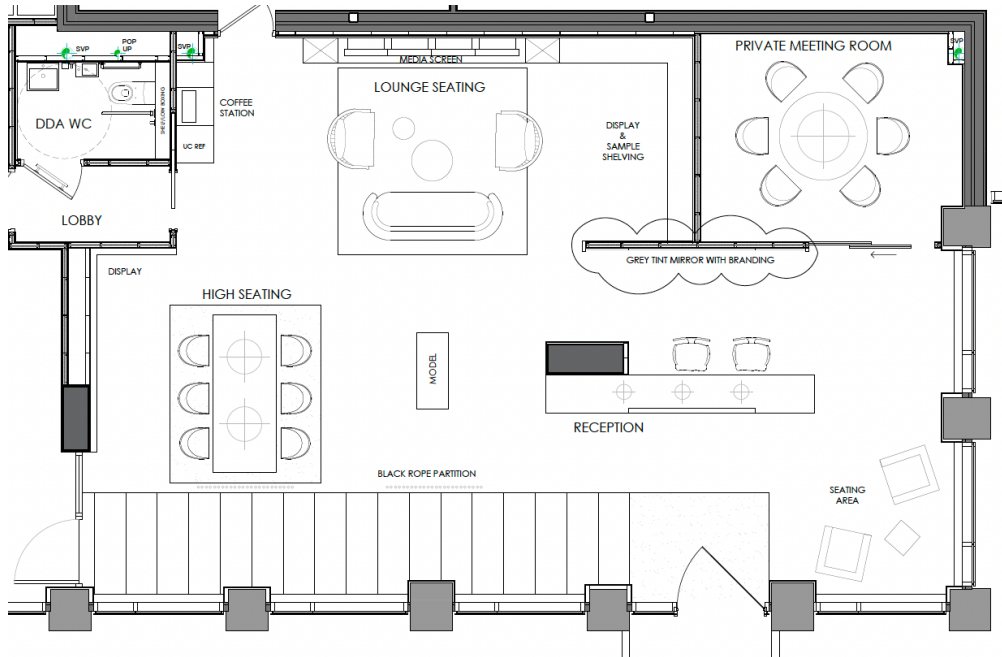
Situated in Salford, approximately three miles west of Manchester city centre, Media City UK benefits from excellent transport connectivity. The M602 is just a two-minute drive away, providing direct access to the M60 and M62 motorway network, while the dedicated Metrolink stop offers frequent services to Manchester city centre and destinations across Greater Manchester.

The surrounding area provides an excellent range of amenities, with a vibrant mix of occupiers including Co-op, Greggs, Nell's Pizza, Prezzo and The Salmon of Knowledge. A variety of cafés, bars and leisure facilities further enhance the area's appeal, creating a vibrant environment for businesses and their employees.



ACCOMODATION

Unit 1

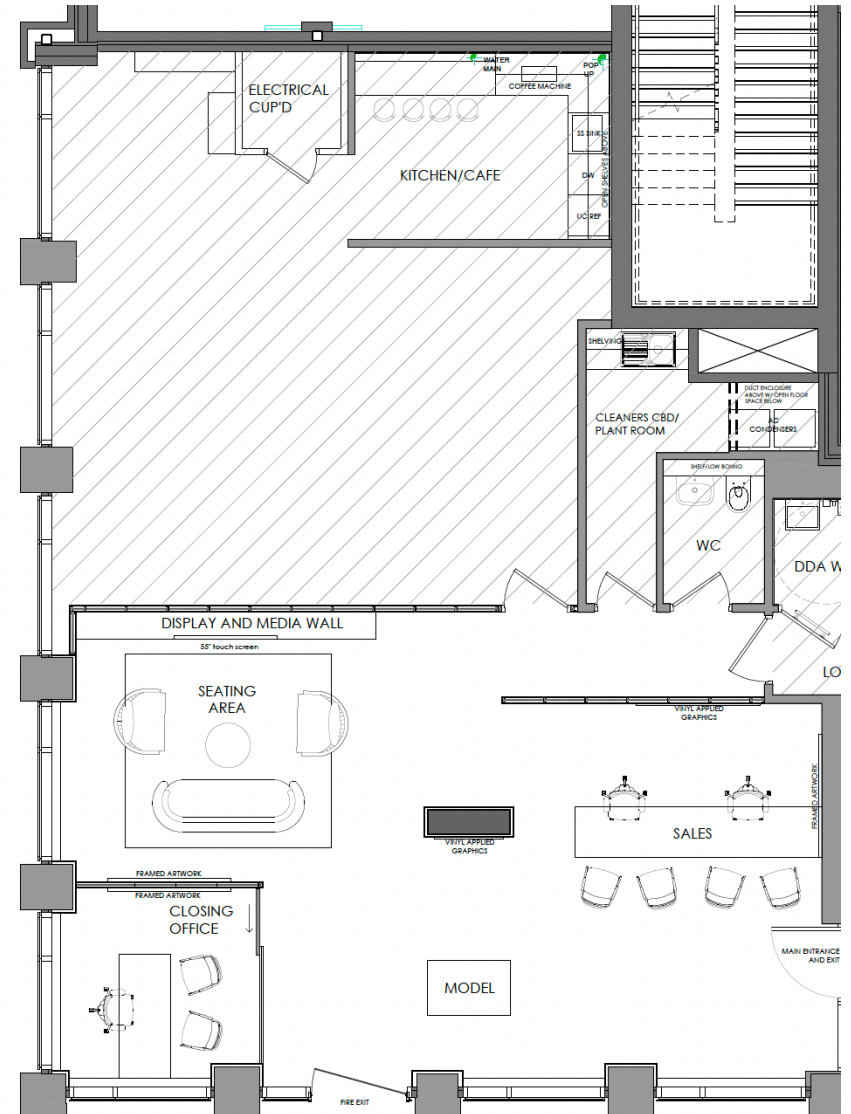


AREA	SQ FT	SQ M
Unit 1	1,391	172.3
Unit 2	1,445	142.5

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Units 1 & 2 can be leased together to create a suite of 2,836 sq ft (263.47 sq m).

Unit 2



GALLERY



TERMS

LEASE

A new lease is available for a term of years to be agreed.

RENT

£25.00 per sq ft per annum.

SERVICE CHARGE

A service charge will be payable.

VAT

All prices are quoted exclusive of by may be subject to VAT.

BUSINESS RATES

Business rates will be payable. Interested parties should make their own enquiries with the local authority.

VIEWING

Strictly by appointment with agents Edwards.

Address

Edwards Property Consultants
26 King Street
Manchester
M2 6AY

Contact

0161 833 9991
OLIVER WOODALL
owoodall@edwardsprop.com
ANDREW TIMMS
atimms@edwardsprop.com

Edwards.