

FOR SALE OR TO LET

MAPLE HOUSE, CEMETERY ROAD SALFORD, M5 5WG



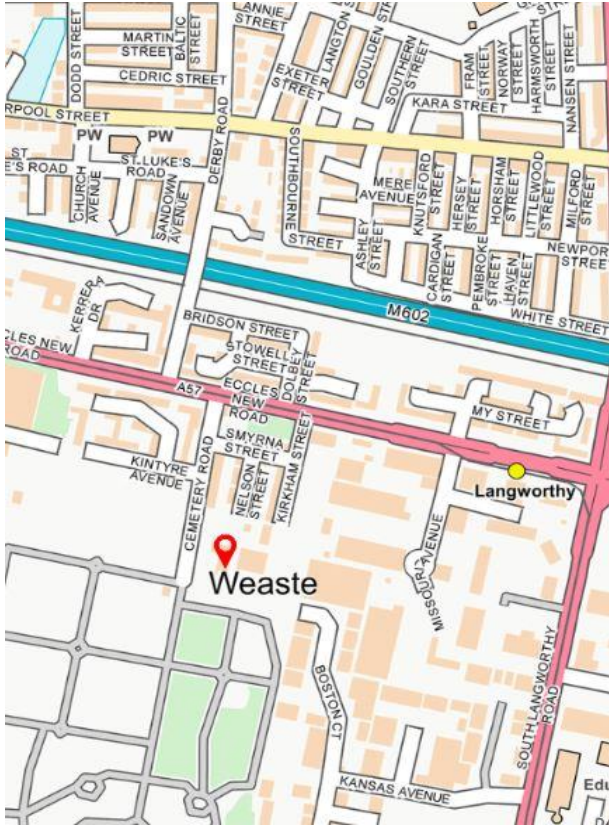
9,090 SQ FT (844.48 SQ M) SELF-CONTAINED 2 STOREY OFFICE BUILDING ON SECURE SITE

- 9,090 sq ft (NIA)
- Secure site of c. 0.58 acres
- c. 30 on site car spaces & on road parking
- Good road access to M602
- Close proximity to Langworthy Metrolink Station
- Within 5 minutes drive of MediaCityUK

CANNING O'NEILL

THE NORTH WEST'S SPECIALIST OFFICE AGENTS

6 Hewitt Street, Manchester, M15 4GB
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Formerly occupied by The Prince's Trust, the building currently requires internal and external refurbishment and could be used for a variety of uses, subject to planning.

Existing base specification provides:

- Double height reception area
- Passenger lift
- Toilet accommodation within core on both floors
- Solid floors with perimeter trunking
- Column free 1st floor office area
- Suspended ceilings with recessed fluorescent lighting
- Central heating
- Window security shutters

Location:

Maple House is located on Cemetery Road just off Eccles New Road (A57). Langworthy Metrolink Station is within a 5 minute walk of the building. The M602 Motorway is less than a 5 minute drive away.

Tenure

The building is currently held on a Long Lease for a term of 99 years from 31st March 1989, with an option to renew for a further 26 years. The current Ground Rent is £9,500 pa (reviewed every 5 years to 12.5% of the open market rent).

There is the opportunity to :

- Purchase the existing Long Leasehold interest
- Purchase the Freehold interest
- Take an Occupational Lease on the whole building on terms to be agreed.

Price / Terms

Available on request.

Viewings

Strictly by appointment.

Contact Mark Canning 0161 244 5500 / mark@canningoneill.com



June 2020 - Subject to contract

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