

TO LET



a superb location,  
whichever way you look at it.



3,509 sq ft (325.99 sq m)

NAVIGATION HOUSE

1 FURNESS QUAY  
SALFORD QUAYS  
M50 3XZ

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**LOCATION** - Navigation House is a highly prominent building, fronting The Quays Loop Road, close to the principle entrance to Salford Quays.

The property is well placed for access to the regions motorway network, less than 1 mile from the M602 and approximately 2 miles from Manchester City Centre. Manchester International Airport is also within a short travel distance being 8 miles to the South.

Navigation House benefits from excellent public transport links including Salford Quays Metrolink Station directly opposite, linking to the city centre and South Manchester.

**SPECIFICATION** - The accommodation has been refurbished to include the following:

- Open plan accommodation
- High quality decoration and carpet throughout
- Full access raised floors
- Suspended ceiling with Cat 2 lighting
- Comfort cooling
- Male, female and disabled toilet facilities

**ACCOMMODATION** - Part 1st floor suite of 3,509 sq ft (325.99 sq m).

**PARKING** - The suite benefits from 18 onsite car parking spaces which equates to an excellent car parking ratio of 1:195 sq ft.

**LEASE TERMS** - The accommodation will be available by way of a new full repairing and insuring lease.

**RENT** - Upon application.

**SERVICE CHARGE/ BUSINESS RATES** - The incoming tenant will be responsible for all service charges and rates levied on the accommodation.

**VAT** - All rental figures are exclusive of, but may be liable to VAT.

**VIEWINGS** - Strictly by appointment with the sole letting agents, King Sturge.

Greg Ball - 0161 2386225



Greg Ball

 King Sturge

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www.kingsturge.com

Edwin Thompson



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