

Unit 14 Boston Court

Kansas Avenue, Salford. M50 2GN

Warehouse | 7,749 ft²



Open Plan Warehouse



To be refurbished



Office space and kitchenette



Drive in loading doors



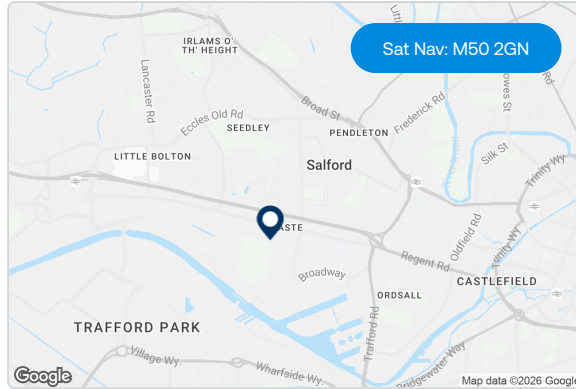
Three phase power



LED Lighting

Under refurbishment





Description

Boston Court is an open plan warehouse unit of circa 7,749 sq ft with flexible office accommodation in a well-established commercial location within Salford Quays.

The unit comes with three phase power, LED lighting, WC facilities and with a yard area that is configured in a way that could potentially be made secure if required and is also undergoing a comprehensive refurbishment.

Location

Boston Court is strategically located in Salford Quays, offering excellent connectivity for businesses seeking accessible and well-connected office accommodation.

The property benefits from immediate access to the M602, which links directly to the M60 (Manchester Ring Motorway) and M62, providing fast routes to Liverpool, Leeds, and the wider North West region.

Boston Court is approximately 2.5 miles west of Manchester city centre, reachable in under 10 minutes by car or 15 minutes via tram or bus, making it ideal for companies needing quick access to central Manchester.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 14	Warehouse	7,749	Immediately
Total		7,749	

Further information

EPC
Unit 14: D - Proposed EPC will achieve a B rating.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Adam Smith
Mileway
northwest@mileway.com
01925 358160

Will Kenyon
B8 Real Estate
will@b8re.com
07802 869279

Jonathan Williams
Savills
jonathan.williams@savills.com
07870183405

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway