Unit 14 Boston Court

Kansas Avenue, Salford, Manchester, M50 2GN

Warehouse | 7,749 ft²

- Open-plan warehouse
- Newly refurbished
- Self contained facilities
- Vehicle access
- Three-phase power
- LED lighting



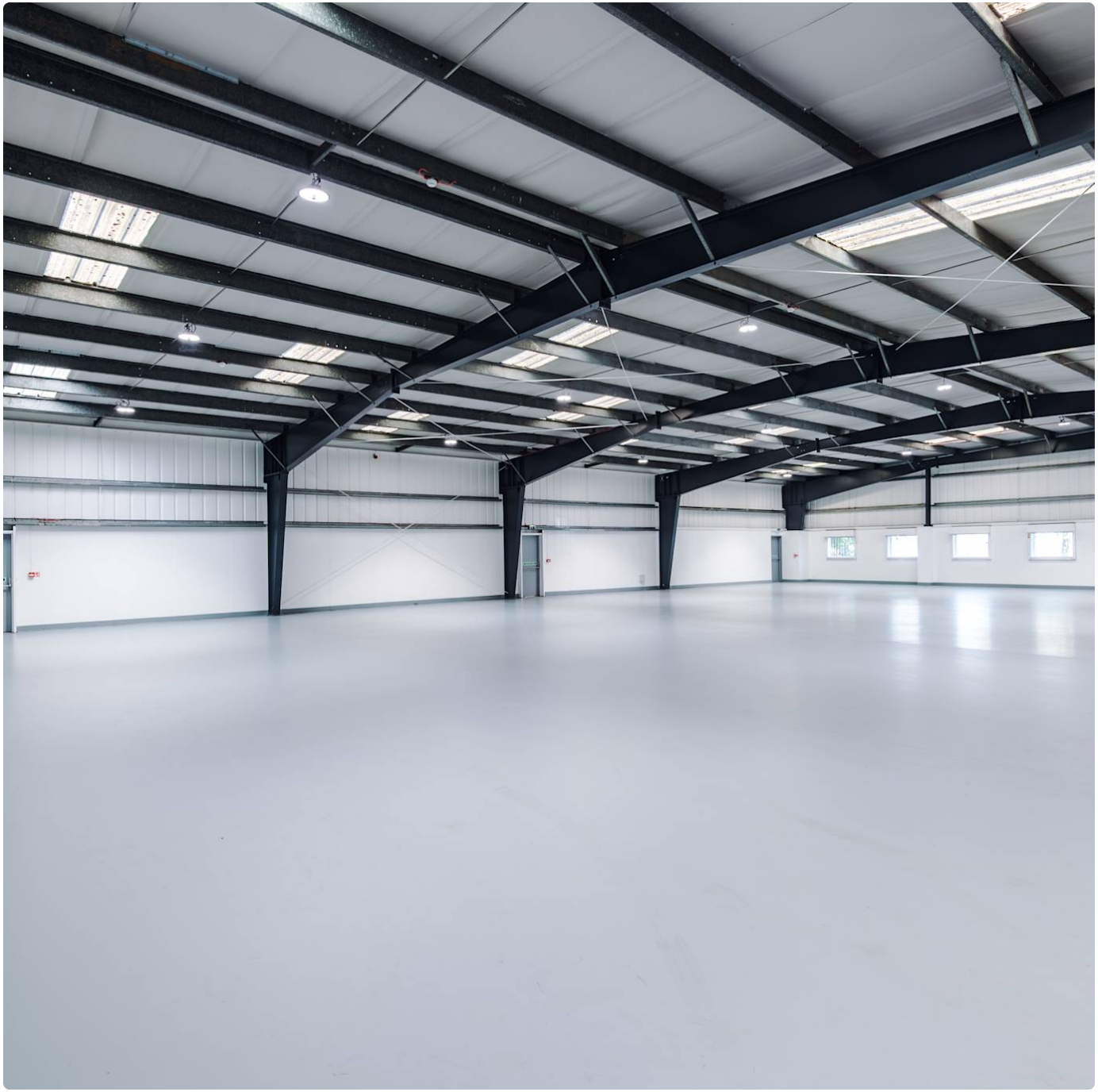
Location & Connections

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.









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 has undergone a comprehensive refurbishment.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 14	Warehouse	7,749	Immediately	7,100	B
Total		7,749			

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