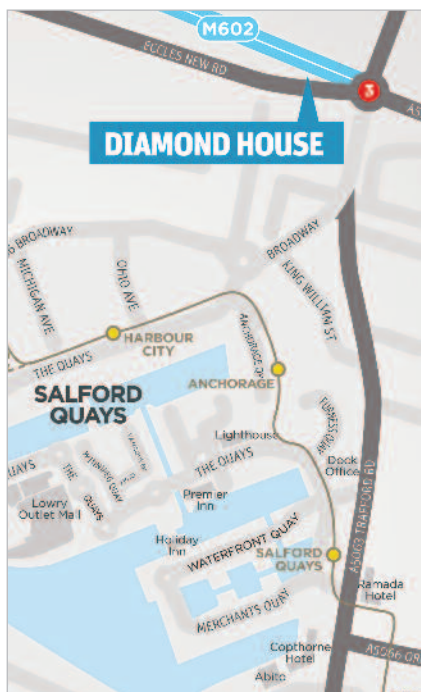


# Salford Diamond House Isher Business Park Lancashire M5 4DT

- **Virtual Freehold Office Investment**
- Entirely let to Salix Homes Limited until 2022 (no breaks)
- Comprises 2,435 sq m (26,235 sq ft) accommodation
- Let on new lease from April 2017
- Well located in established business park
- Current Rent Reserved  
**£233,535 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Long Leasehold. Held for a term of 998 years from October 1990 (thus having some 971 years unexpired) at a peppercorn ground rent.

## Location

Salford forms a major part of the Greater Manchester conurbation, serving a population of some 100,000 and lies approximately 2 miles to the west of Manchester city centre. The city enjoys excellent road communications, with the M602 linking to the M62/M60 and M6 motorways to the west.

The property is located on the Isher Business Park, just off Eccles New Road at its junction with Peel Cross Road. Salford Quays and MediaCityUK, a short walk from Diamond House, provide a major mixed use urban regeneration project with over 3 million sq ft of media office, retail and leisure accommodation.

## Description

The property is arranged on ground and three upper floors to provide a substantial detached office building. Externally, the property benefits from parking for 95 cars.

The property provides the following accommodation and dimensions:

Ground Floor	697 sq m	(7,508 sq ft)
First Floor	697 sq m	(7,508 sq ft)
Second Floor	697 sq m	(7,508 sq ft)
Third Floor	344 sq m	(3,712 sq ft)
<b>Total</b>	<b>2,435 sq m</b>	<b>(26,235 sq ft)</b>

## Tenancy

The entire property is at present let to SALIX HOMES LIMITED for a term of five years from April 2017 at a current rent of £233,535 per annum. The lease contains full repairing and insuring covenants (2). This is a new five year lease, extended from original nine year lease from November 2008. The tenant's estate charge is capped at £26,770 per annum, subject to annual CPI indexation. The vendor will provide an 'estate charge top-up payment' until 31st October 2017.

## Tenant Information

Salix Homes Ltd is headquartered at Diamond House and is a multi-award winning social housing provider. It is a not-for-profit charitable organisation. Website Address: [www.salixhomes.org](http://www.salixhomes.org)

## Buyer's Premium

Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

## Energy Performance Certificate

EPC Rating 70 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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