

FOR SALE



GROUND FLOOR OFFICE WITH MEZZANINE
230.14m² (2,477 SQ FT)

Unit 2 Abito
85 Greengate
Salford
M3 7NA

- For Sale with vacant possession
- Modern fitout
- 5 mins walk to Manchester City Centre
- Close proximity to Manchester Victoria and Salford Central Railway Stations

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located on the south side of Greengate in Salford and is well situated for access to Trinity Way (A6042) via Blackfriars Road. Abito forms part of the wider mixed-use scheme in Greengate which has seen considerable commercial and residential development in recent years.

Trinity Way forms part of Manchester City Centre's Inner Ring Road and provides easy access to all main arterial routes leading out of Manchester. The property is within easy walking distance of all City Centre shops, restaurants, bars, and transport links. Both Salford Central Railway Station and Manchester Victoria are within walking distance from the property.

DESCRIPTION

The property comprises a ground floor commercial unit with mezzanine located within an attractive, multi-storey apartment block. It is currently fitted out as an office but would be suitable for a variety of uses under planning use class 'E'. The ground floor includes a kitchen, meeting room, lounge area and WCs, whilst the first floor is utilised as office space with around 10 desks. The unit has a full height aluminium framed glazed frontage and is protected by internal roller shutters.

ACCOMMODATION

As measured to net internal area:

Ground floor	127.96m ²	1,377 sq ft
First floor	102.18m ²	1,100 sq ft
Total	230.14m²	2,477 sq ft

ASKING PRICE

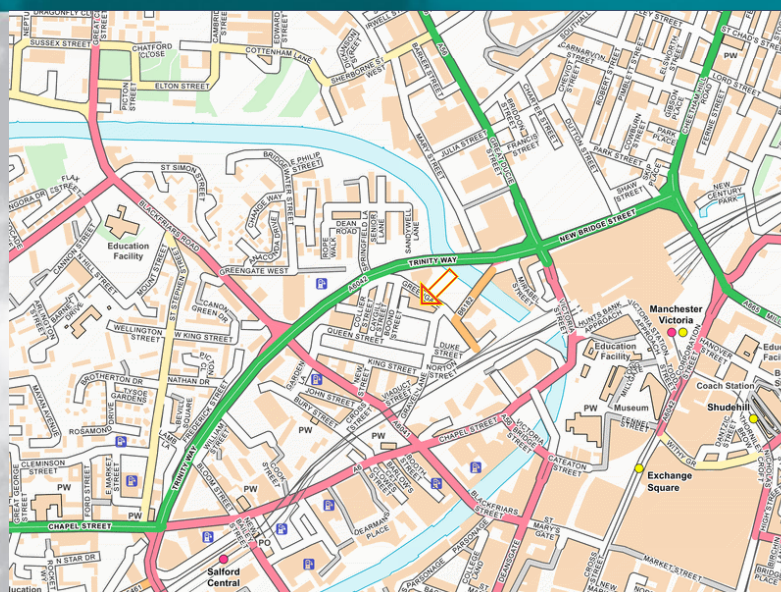
Offers in the region of **£415,000**.

TENURE

The property is held Long Leasehold for a term of 150 years from July 2007 (131 years unexpired).

BUSINESS RATES

The property has a rateable value of £36,250 as of April 2026. The rates payable are £15,660 as per the small business rates multiplier (£0.432).



SERVICE CHARGE/BUILDINGS INSURANCE

TBC.

GROUND RENT

TBC.

EPC

A copy of the EPC is available on request.

VAT

We understand that VAT is applicable.

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of:

Josh Hill

Josh.hill@wtgunson.co.uk

Neale Sayle

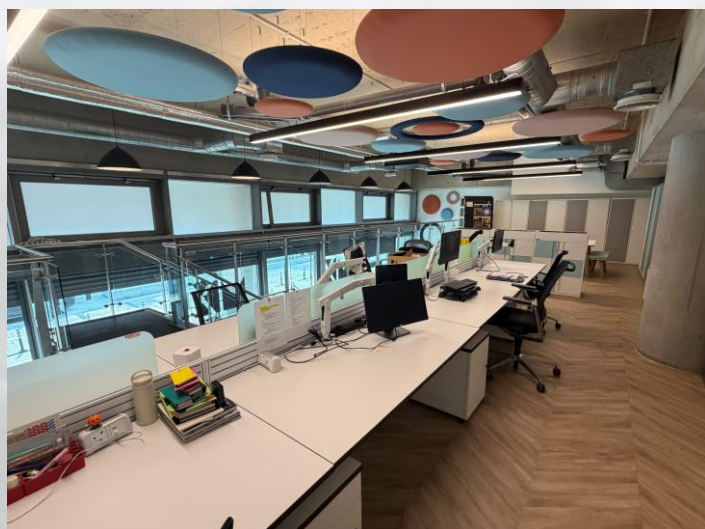
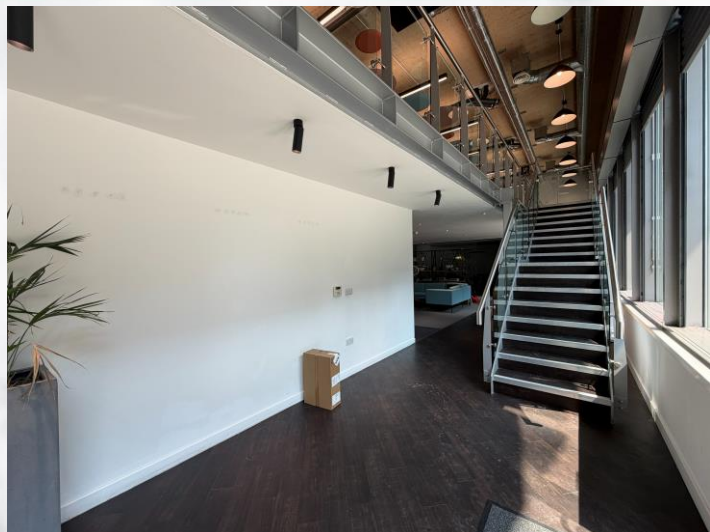
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Date of Preparation: August 2026

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