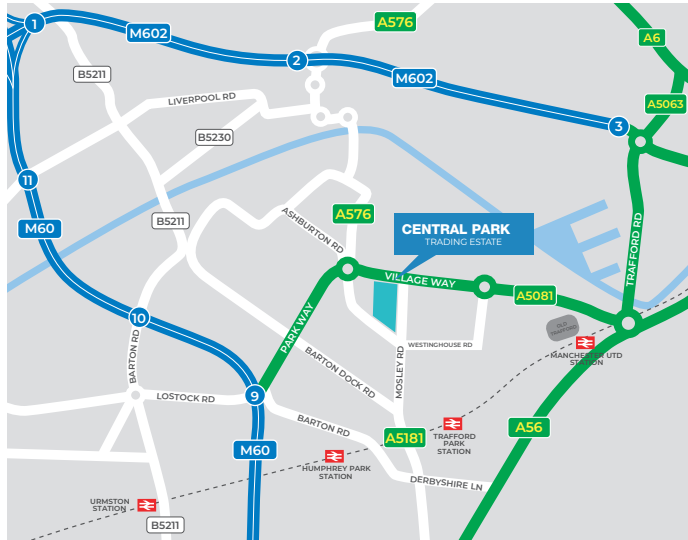




EPC

The property has an EPC rating of C (61) certification is available upon request

VAT

All figures quoted are exclusive of VAT, but may be liable for VAT at the prevailing rate

LEGAL COSTS

Each party to bear their own legal costs

For viewings or further information please contact:

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Vain Wilshaw**

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**UNIT
11B**



TO LET 21,623 SQFT (2,008.70 SQM)
MODERN HIGH BAY WAREHOUSE
CENTRAL PARK TRADING ESTATE, TRAFFORD PARK, MANCHESTER, M17 1NY

- MODERN DISTRIBUTION UNIT
- FENCED AND GATED SITE
- 10.4M EAVES
- LIGHTING THROUGHOUT
- WITHIN 1½ MILES FROM JUNCTION 9 M60

The property is situated on Central Park Trading Estate which is located in the centre of Trafford Park. The unit can be accessed from three of the main arterial routes through Trafford Park, namely Westinghouse Road, Mosley Road and Village Way. Junction 9 & 10 of the M60 are within 1½ miles from the unit.

DESCRIPTION

The property is approximately 10 years old and comprises a semi-detached high bay warehouse unit. The unit is of steel portal frame construction with profile metal clad elevations and roof with ground floor office and amenities. The warehouse is accessed via two drive in loading doors and benefits from an eaves height of 10.4m and lighting throughout. The offices benefit from double glazed windows and central heating and incorporate WC's and a canteen facility. Externally the site is fully secure with a separate yard and car parking area.



ACCOMMODATION

The property has the following gross internal area:

USE	AREA SQ M	AREA SQ FT
Warehouse	19,034	1,768.20
Offices	2,589	240.50
TOTAL	21,623	2,008.70

There is an additional 3,247 sq ft (301.60 sq m) of mezzanine storage.

TERMS

The unit is available by way of a sub-lease or an assignment of the current lease term which expires on 5th March 2024.

RENTAL

he current passing rental is £137,892 per annum.

BUSINESS RATES

The Rateable Value for the property is £92,500.



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