



TO LET

(Preliminary Announcement)

Detached warehouse with Large Yard

166,705 sq.ft approx.

Brindley Road, Old Trafford, M16 9HQ

- Available on flexible lease terms
- Secure site / Large yard
- 15,000 standard pallet locations plus 7,500 bulk pallet spaces (approx.)
- 3 story offices (may be available separately)
- City centre fringe/Trafford Park location



LOCATION

The property is situated on Brindley Road which is access from Chester Road (A5014). The property is located approximately 1 mile from Manchester City Centre and 1 mile from Media City. Junctions 9 & 10 of the M60 is within 2 miles.

DESCRIPTION

The property comprises a detached single storey warehouse benefitting from the following:

- A two bay steel portal frame warehouse
- 7.15metre eaves
- 10 level access loading doors
- Partially racked
- Fully sprinklered
- 150 car parking spaces
- Circa 10 acre site

At the front of the property is a three storey office building which is connected to the main warehouse.

ACCOMMODATION

Section	Size (sq ft)
Warehouse	119,370
3 Storey Offices	24,048
Integral 2 Storey Offices	18,129
Ground floor office / showroom	5,158
Total	166,705

TERMS

The property is available on a leasehold basis only.

LEGAL COSTS

Each party will pay their own legal costs

RENT

The rent is available on application

RATING

We advise that all interested parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

The property is offered subject to formal Contract / Lease.

VIEWING

Viewing strictly by appointment with sole retained agents BC Real Estate.

Please contact:

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