



Kings Park, Trafford Park, Manchester, M17 1QA

63,060 sq ft / 5,858m²

- Detached modern industrial/warehouse premises.
- Perimeter fence and entrance gate.
- 5 dock level loading doors & 1 level access door.
- 47metre yard depth
- Dedicated, fully fitted external offices.
- Eaves height of 8.5 metres
- Expansion land

0161 375 600

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LOCATION

The unit is located just off Mosley Road on Kings Park, Trafford Park and is well located within Trafford Park benefitting from the Parkway metrolink approximately a 15 minute walk away.

The unit is situated in the southern part of Trafford Park which is located less than 2.5 miles from Manchester City Centre and close to Junctions 9 & 10 of the M60 orbital motorway with a catchment of over 9 million people within a one hour drive.

Surrounding occupiers include, DHL, DX Delivery, Adidas & Kelloggs all within very close proximity.

FLOOR AREAS

Description	Size (sq ft)	Size (sq.m)
Warehouse	50,129	4,657.18
Ground floor office	6,548	608.30
FF office & ancillary	6,383	592.99
TOTAL	63,060	5,858.47

ACCOMODATION

The property comprises a modern, well specified industrial unit built in the 1990's, benefitting from 2 storey self contained external offices with the following specification:

- Steel portal frame construction
- 8.5 metre eaves height
- 5 dock level loading doors
- 1 level access door
- Roof height sprinklers
- 47 metre yard depth
- Warehouse lighting and frost protection heating
- Fitted ground and first floor offices
- Electronically gated yard area.
- Expansion space
- 80 car parking spaces.
- Wide aisle racking in situ.



TERMS

The property is available by way of a sub lease or lease assignment of the existing lease which expires in December 2024.

BUSINESS RATES

The property has a current rateable value of £134,000. Interested parties should make their own enquiries to the local authority.

ENERGY PERFORMANCE CERTIFICATE

The property has a valid Energy Performance Certificate with an rating of C(63) valid until 28th September 2032

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

VIEWINGS

For further information please contact:

Will Kenyon:

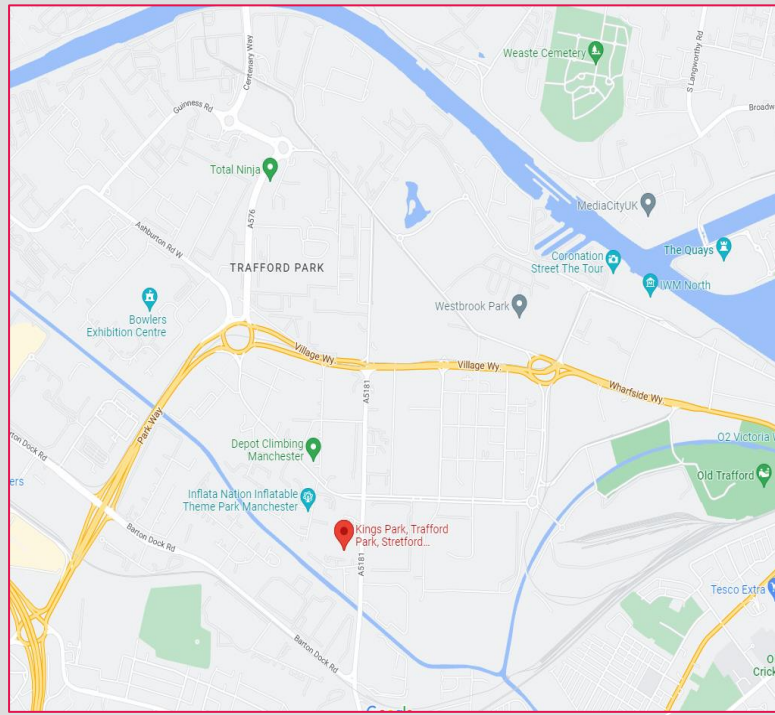
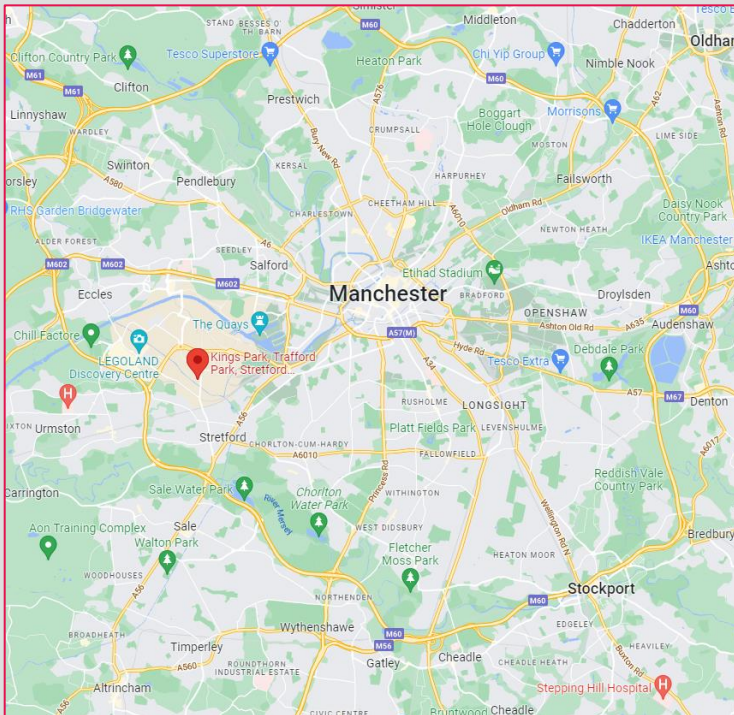
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