



**12 Bailey Road, Trafford Park, Manchester, M17 1SA**

41,210 sq ft / 3,828.54 m<sup>2</sup>

- Detached industrial/warehouse premises.
- Highly prominent in the heart of Trafford Park
- 5.25 metre eaves height
- Dedicated, ground and first floor office space
- Rear external yard space

**0161 375 600**

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## LOCATION

The property is located just off Ashburton Road West & Bailey Road in a highly prominent position within Trafford Park.

Trafford Park is widely recognised as one of the North West's prime industrial locations benefitting from close proximity to Manchester city centre as well as easy access to the M60 orbital, M602 and M62 motorways respectively.

Surrounding occupiers include, MAN Truck & BUS UK, Argos and Lanxess.

## FLOOR AREAS

Description	Size (sq ft)	Size (sq.m)
Basement warehouse	12,526	1,163.71
Ground warehouse	18,108	1,682.30
Ground offices	4,751	441.37
First floor offices	4,480	416.18
Ground floor outbuilding	1,345	124.98
<b>TOTAL</b>	<b>41,210</b>	<b>3,828.54</b>

## ACCOMMODATION

The property comprises a steel truss frame with brick elevations overlaid with profile metal sheet cladding. The unit also benefits from:

- Steel truss frame warehouse
- Ground and first floor office accommodation
- LED lighting throughout the warehouse
- X 3 loading doors
- Racking in situ (1,705 pallet spaces)
- Eaves height of 5.25 metres
- Basement warehouse floor area, with ramp access
- Kitchenette area
- Dedicated reception area
- External outbuilding for additional storage
- Two dedicated car parking with ample on road parking.



## TERMS

The property is by way of new FRI lease with rental terms available upon request

## BUSINESS RATES

The property has a current rateable value of £88,000. Interested parties should make their own enquiries to the local authority.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C (69), which can be made available upon request.

## LEGAL COSTS

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

## VIEWINGS

For further information please contact:

Will Kenyon:

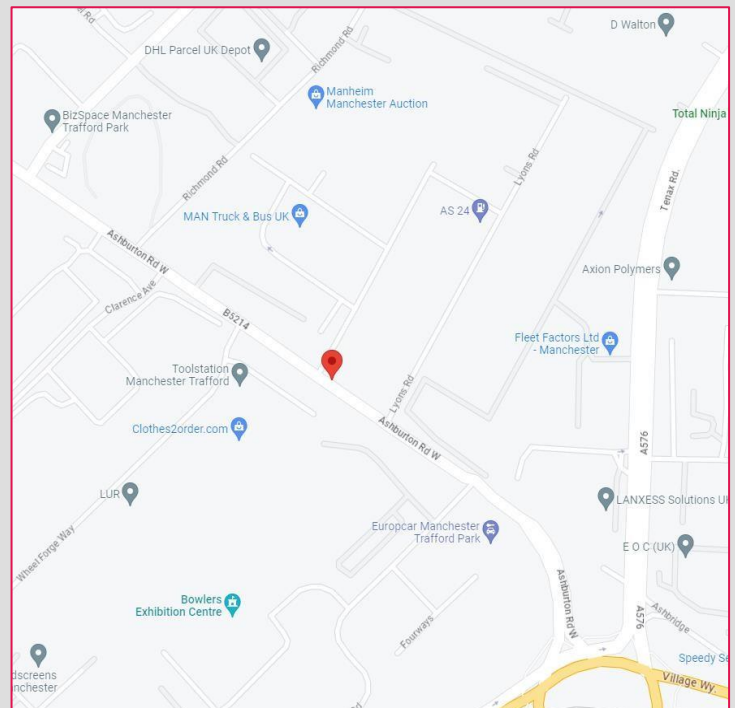
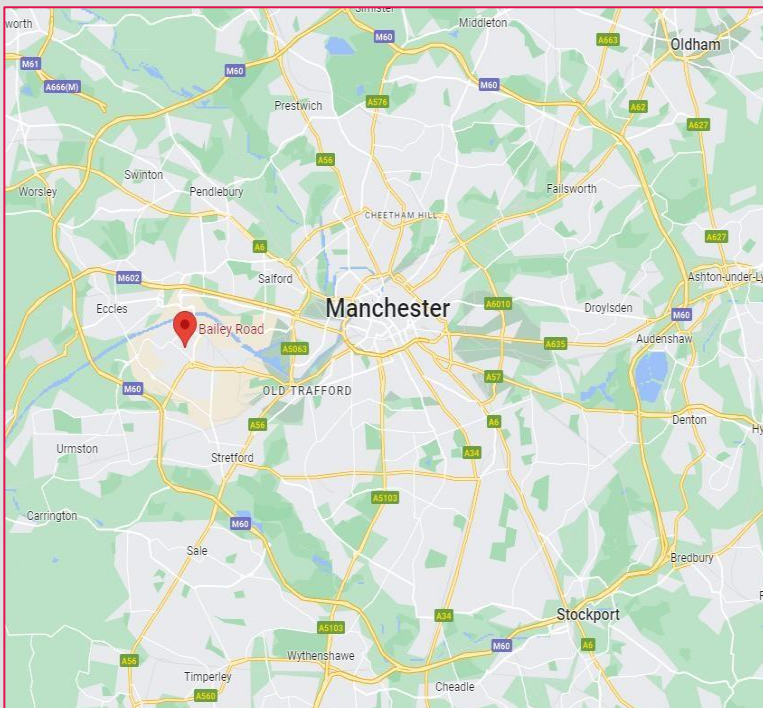
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