



# MODERN INDUSTRIAL / WAREHOUSE WITH HIGH OFFICE CONTENT

## 7,899 SQ FT - TO LET



Located 0.7 miles from  
Junction 9 of the M60



Superb access to  
Manchester City Centre



50% Warehouse  
50% Office

**Unit 13 Mercury Park, Trafford Park, Manchester, M41 7LY**

7,899 SQ FT

- Modern industrial/warehouse unit
- 6.7m Eaves
- One Electronic Level Access Loading Door
- 50% Two Storey Office Accommodation
- Located just 0.7 miles from J9 of the M60 Motorway

**0161 375 6000**

[www.b8re.com](http://www.b8re.com)

## LOCATION

Mercury Park is located on the southern fringe of Trafford Park. The estate provides immediate access to the M60 motorway as well as sitting adjacent to Manchester city centre.

## FLOOR AREAS

The unit extends to the following floor areas

- Warehouse: 4,035 sq ft
- Office / Amenities: 3,864 sq ft
- **TOTAL: 7,899 SQ FT**

## LEGAL COSTS

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



## SPECIFICATION

The property comprises a modern detached warehouse unit of steel portal frame construction with hybrid office provisions, benefitting from the following specification:

- 50% Office Content
- 6.7m Eaves
- One Electronic Roller Shutter Door
- Dedicated Loading Area
- 12 Car Parking Spaces

## TERMS

The unit is available by assignment of the existing lease /sublet but consideration will be given to a new lease on terms to be agreed.

## VIEWINGS

For further information please contact B8 Real Estate:

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