

Location

The unit is located on the south side of Trinity Way (A6042), approximately a quarter of a mile from Manchester City Centre.

Description

The property is a railway arch, accessed from the front, via sliding steel shutter doors, externally protected by an anti ram bar. The entrance has a clearance of approximately 3m (10ft). The unit's ramped access leads to level concrete storage area including an integrated office and toilet facilities.

- LED lighting throughout
- Electric roller shutter door
- Allocated parking
- Security alarm



Accommodation

Ground—3,510 sq ft (326.09) sq m

EPC

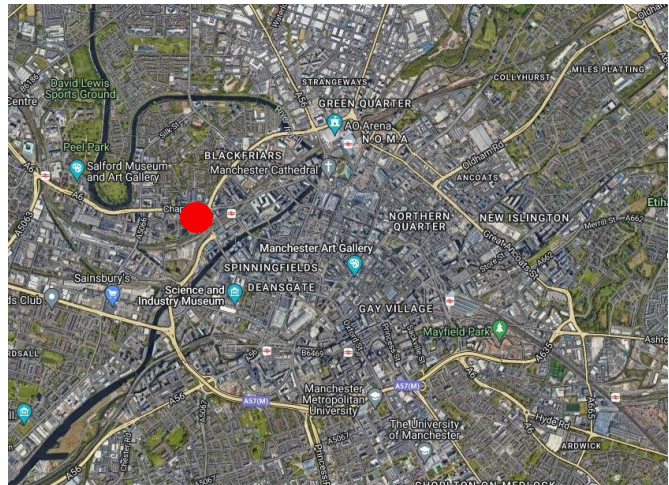
An Energy Performance Certificate is available upon request.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

Parking

On site parking may be available subject to separate negotiation.



Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Terms

Available by way of Sub-lease or Assignment. A new lease can also be negotiated directly with the landlord.

Further Information & Viewing

Further Information & Viewing upon request. Viewing strictly by appointment with Savills.



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