

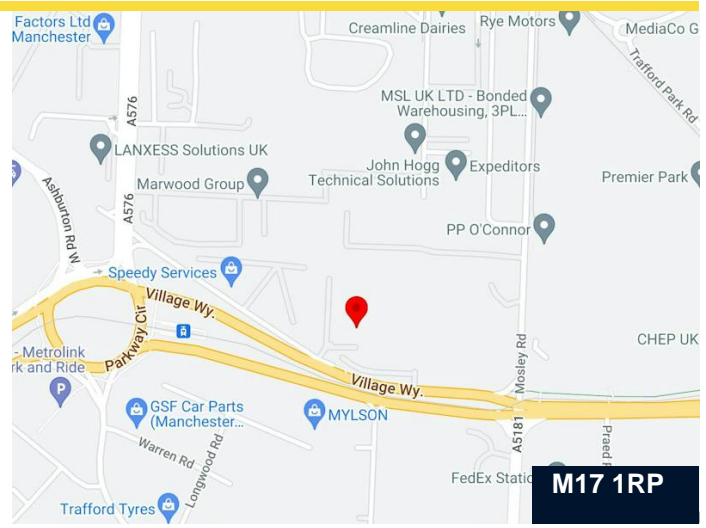
ASHBRIDGE

Trafford Park, Manchester, M17 1RP



Key Highlights

- 18,548 sq ft
- Large surfaced yard
- Prominent Trafford Park Location
- Secure gated site with fenced perimeter
- 10.6m eaves height
- Total site area of 1.68 acres
- Office accommodation



Description

The property consists of an industrial warehouse (16,612 sq ft) of steel portal frame construction with two ground level loading doors.

There is office accommodation (1,936 sq ft) on both the ground and first floors of the unit.

The 1.68 acre site contains a large surfaced yard, which is surrounded by a perimeter fence and secure gate at the front of the property accessed via Ashbridge Road.

Location

The site is located in the heart of Trafford Park just off Parkway Circular roundabout. Junction 9 of the M60 Motorway (1.3 miles to the south west) can be accessed via Parkway (A5081), providing connectivity to the national highways network.

Manchester City Centre is located approximately 4.5 miles to the east. Manchester Airport can be accessed via the M60 & M56 Motorways approximately 10 miles to the south of the site.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	16,612	1,543.31	Available
Unit - Office	1,936	179.86	Available
Total	18,548	1,723.17	

Viewings

Viewings to be arranged via agents Savills, Roberts Vain Wilshaw and Birtwistle Property Consultants.

Terms

Price on application

Method of Sale

The property is offered for sale by informal tender. Written offers will be invited by informal tender by 12 noon on Wednesday 31st January 2024. The seller reserves the right not to accept the highest or any offer for the property and to determine their preferred procedure to select a purchaser depending upon the circumstances at the time offers are made. Further information on the bid submission procedure is contained in the Information Pack which is available from any of the joint agents.

Business Rates

We understand that the current Rateable Value for the property is £72,500.

We recommend that potential purchasers make their own enquiries with the relevant local authority.

EPC

The Property has a Rating of D87.

An Energy Performance Certificate and the Recommendations Report is available on request.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Costs

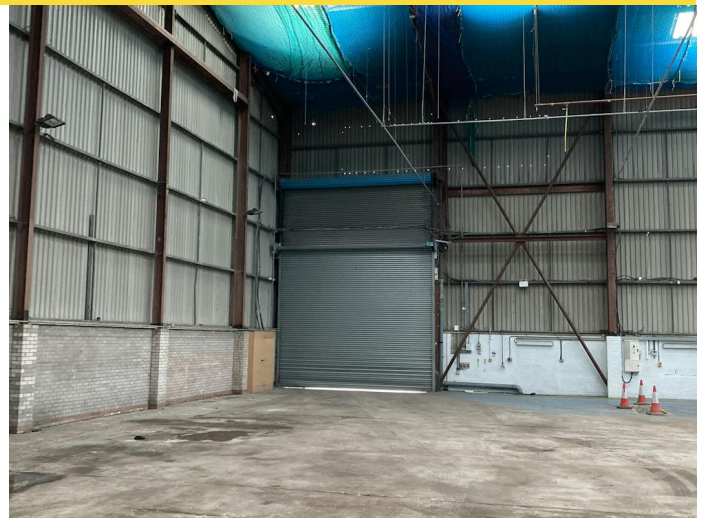
Each party to be responsible for all their own costs incurred in the transaction.

VAT

The sale may be liable for VAT at the prevailing rate.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Contact

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