

Manchester City Centre

MediaCityUK

FOR SALE – FREEHOLD

INDUSTRIAL / WAREHOUSE / TRADE UNIT

NASH ROAD

Trafford Park **Manchester M17 1SX**



3 miles
to Manchester
City Centre



1 mile
to M60

8,570 SQ FT
(796.17m²)

on Large Fully **Secure & Fenced**
Site of approx.

2.52 ACRES

LOCATION

The subject property is situated in Trafford Park on Nash Road, which is accessed from Ashburton Road West



Junctions 9 and 10 of the M60 are less than 1 mile to the south and provide excellent access to the region's motorway and road network.



Manchester City Centre is approximately 3 miles to the east



Manchester Airport is approximately 9 miles to the south-east.



Key Transport & Fibre loop

- Metrolink
- 250 & X50 Bus Route
- Stagecoach Bus Route
- The Loop 1GB Fibre Optic Link



Towns/Cities

Manchester City Centre	4 miles
Stockport	11 miles
Bolton	12 miles
Warrington	18 miles
Preston	32 miles



Motorways/Roads

A57	1 mile
M602 (J2)	1 miles
M60 (J9)	2 miles
M62 (J12)	3 miles
M6	12 miles



Rail/Metrolink

Parkway Metrolink	1 miles
Ladywell Metrolink	1.5 miles
Eccles	1.5 miles
Trafford Park	2.5 miles



Airports

Manchester	10 miles
Liverpool	30 miles



DESCRIPTION



The unit is of steel portal frame construction and is externally clad with profile metal sheeting. There is a single level access loading door and ground floor office accommodation with a series of ground and first floor windows to the front and side elevations.

The site extends to **2.52 ACRES** in total and is fully secure with palisade fencing and gated entry.

The site surface is a combination of tarmacadam, concrete and hard standing.

ACCOMMODATION

We understand that the unit extends to the following floor areas:

	SQ FT	SQ M
Warehouse/Office	8,570	796.17
Mezzanine	2,292	212.93
TOTAL	10,862	1,009.10

We understand that the unit sits on a site extending to approximately 2.52 acres in total.



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TERMS

For Sale – Freehold.

PRICE

On application.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

An Energy Performance Certificate is available on request.

VIEWING

By appointment with the joint agents.

FURTHER INFORMATION

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