

TO LET - INDUSTRIAL / INDUSTRIAL / STORAGE

TENAX ROAD

Trafford Park, Stretford, Manchester, M17 1JT



Key Highlights

- 10,947 sq ft
- Mezzanine Floor
- Secure Yards
- Toilets
- Brick Elevations
- Two Storey Building
- Concrete Floor
- Prominent Location

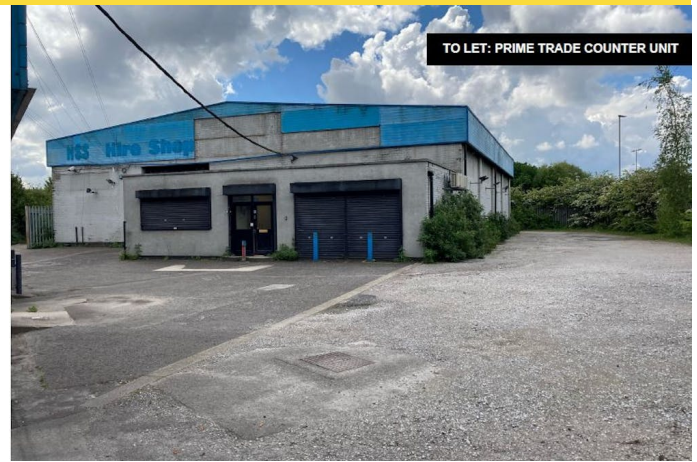
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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Main Building	5,898	547.94	Available
Mezzanine - Main Building	1,881	174.75	Available
Building - Main Building Office	497	46.17	Available
Ancillary	2,671	248.14	Available
Total	10,947	1,017	

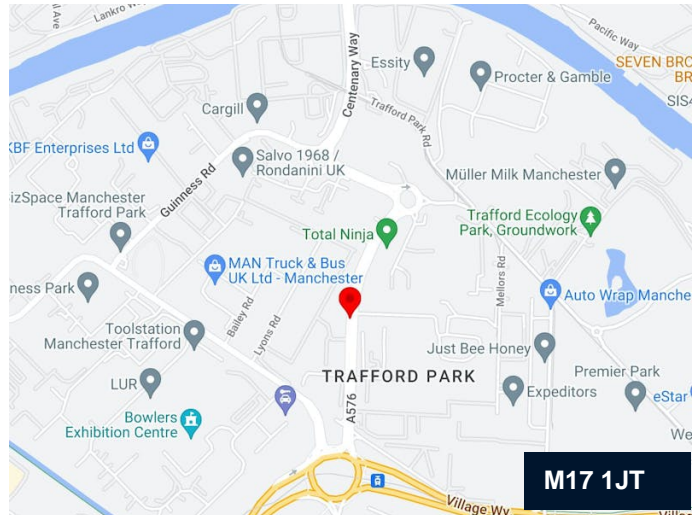


Description

The property benefits from being a secure site and is comprised of the main warehouse and an ancillary two storey office building. The specification of the space is as follows:

Main Building

- Secure yard
- Asbestos sheet roof
- Brick elevations
- Concrete floor
- Office
- Toilets
- Kitchen
- Lighting in the warehouse
- Concertina shutter door
- Mezzanine floor



Location

The property is situated in a highly prominent strategic location in the heart of Trafford Park just off Tenax Road, fronting the Parkway Circle interchange. Trafford Park is the premier industrial estate in the North West and is one of the largest industrial estates in Europe. Trafford Park is serviced by three motorway junctions, is only a 10 minute drive from Manchester Airport and is close to amenities such as the Trafford Centre, Media City and The Village.

Terms

The property is available by way of sub lease or assignment from our client HSS Hire. The current passing rent is £67,300 with the existing lease expiring in February 2026.

EPC

On Request

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