

UNIT 2

Trafford Distribution Centre, Manchester, M17 1JT



Key Highlights

- 13,987 sq ft
- Integral office space
- Roller shutter door
- Kitchen Area
- Secure Yard
- Eaves height of 5m
- Brick elevations with over clad
- EPC B

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	8,840	821.26	Available
Unit - Office	2,200	204.39	Available
Mezzanine	2,947	273.79	Available
Total	13,987	1,299.44	

Description

The property consists of a 13,987 sq ft industrial warehouse located in the heart of Trafford Park.

The unit benefits from the following specification:

- Secure Yard
- Integral Office Space
- Eaves height of 5m
- Brick elevations with over cladding
- Kitchen
- Toilets

Location

The property is situated in a highly prominent strategic location in the heart of Trafford Park just off Tenax Road. 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. Trafford Park is approximately 4 miles west of the city centre and it is home to over 1,400 companies, employing more than 44,000 people. Major occupiers include Amazon, Kellogg's, Adidas, Procter & Gamble, and L'Oréal.

Viewings

Viewings to be arranged by Savills.

EPC

EPC B

Tenure

The property is held long leasehold on a 999 year lease from 27th September 1991.

Business Rates

Rates payable: £1.66 per sq ft
(based upon Rateable Value: £46,500)

Contact

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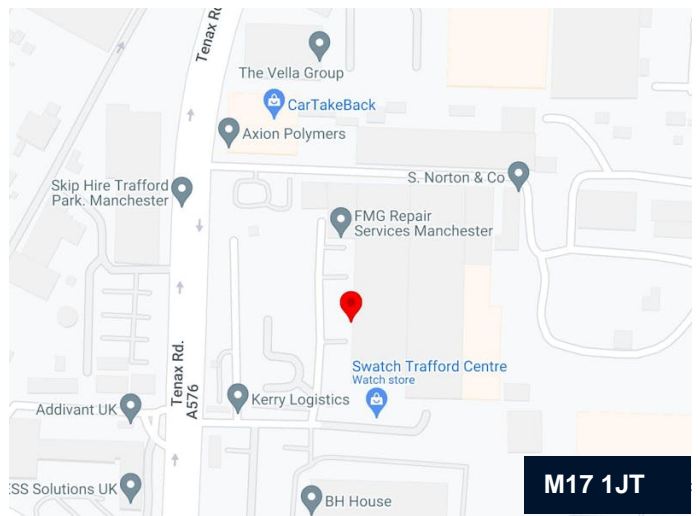
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