



CP

# UNIT 10 CENTENARY PARK

CORONET WAY, TRAFFORD PARK,  
MANCHESTER M50 1RE

HIGH QUALITY MODERN  
DETACHED WAREHOUSE  
UNIT **TO LET**  
**25,990 SQ FT 2,414.5 SQ M**

- EXCELLENT ACCESS TO M60 / M602
- HEATING AND LIGHTING THROUGHOUT PLUS FULLY FITTED OFFICES
- LARGE FULLY SECURE SERVICE YARD



**UNIT 10  
CENTENARY  
PARK**

J2

M602

WEST ONE RETAIL PARK

METROLINK PARK & RIDE



CORONET WAY

A57 ECCLES  
NEW ROAD



PACIFIC WAY

TRAFFORD PARK

BROADWAY

MediaCityUK

WEST BROOK TRADING ESTATE

SALFORD QUAYS



6 MINUTES  
AWAY FROM  
THE M60

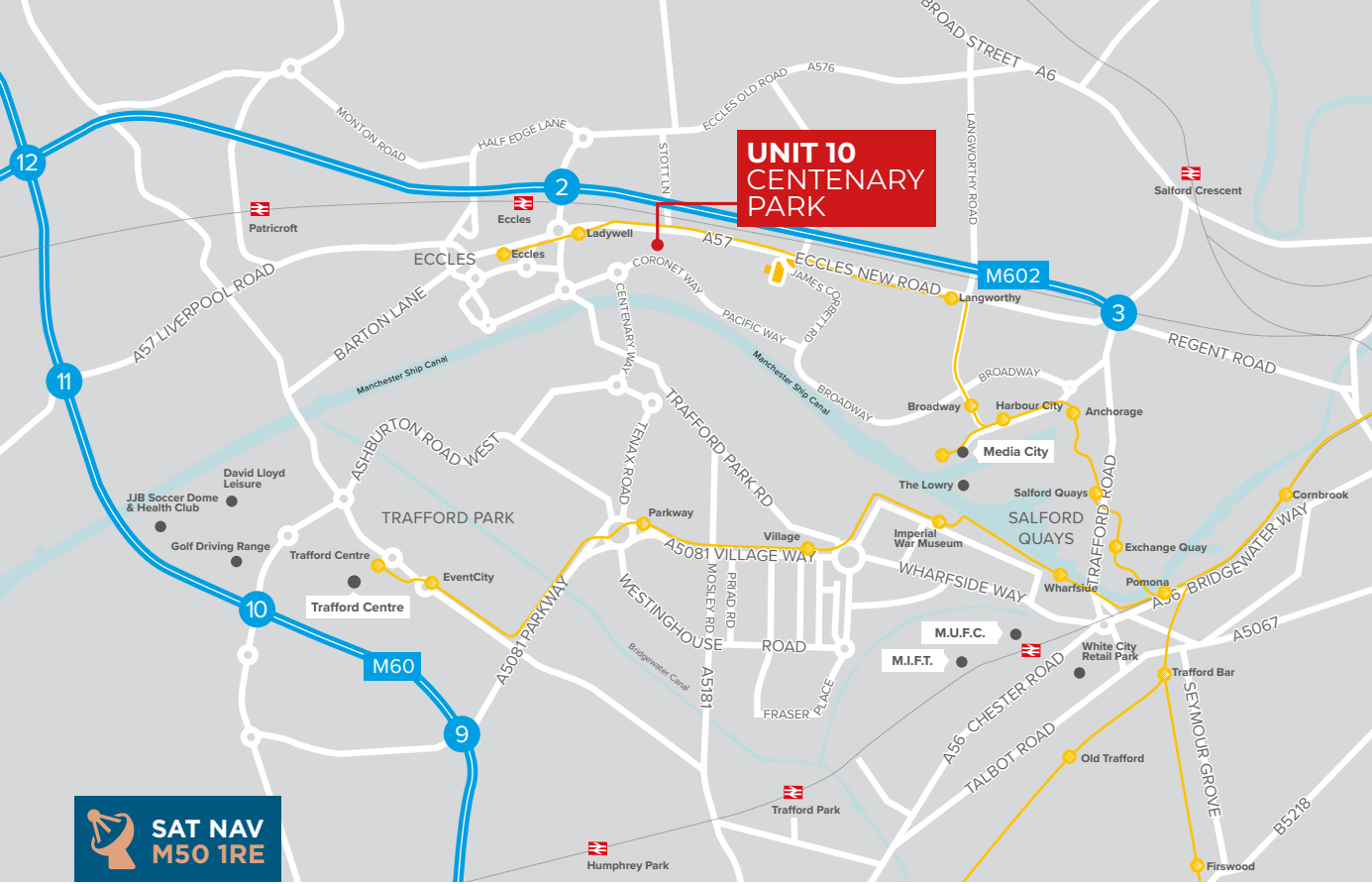


CLOSE TO  
JUNCTION 2  
OF THE M602

LOWRY

IMPERIAL WAR MUSEUM





Unit 10 Centenary Park occupies a prominent position, very close to Trafford Park.

The property is strategically located 3 miles west of Manchester City Centre, within a mile of Media City and sits immediately adjacent to the Centenary Bridge at the Northern Gateway to Trafford Park connecting Salford and Trafford Park.

Junction 22 of the M602 is located approximately 0.25 miles from the property and provides excellent connectivity to the M60, M62, M61, M66 motorways.

Trafford Park represents one of the largest concentrations of industrial and warehousing space in the UK, home to more than 1 400 businesses and covering approximately 1 200 acres. Key occupiers include Kellogg's, Amazon, L'Oreal and Adidas.

The Nearby Media City is home to occupiers including BBC, ITV and The University of Salford.

**PROMINENT LOCATION**



**9 MINUTES MANCHESTER CITY CENTRE**

**MCR**

**CP UNIT 10 CENTENARY PARK**

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L'ORÉAL

XPOLogistics

MediaCityUK

BBC

itv

University of Salford  
MANCHESTER

adidas

Kellogg's

amazon.co.uk





MANCHESTER CITY CENTRE

SALFORD QUAYS

MediaCityUK

BROADWAY

TRAFFORD PARK

M602

PACIFIC WAY

UNIT 10  
CENTENARY  
PARK

CORONET WAY





## DESCRIPTION

The detached unit provides high quality modern warehouse accommodation including fully fitted offices and amenity provisions. Features include:

- Single pitch steel portal frame construction
- 8 metres to eaves
- Low density landscaped environment
- Fully fitted unit including heating/lighting/air conditioning
- Secure fenced service yard
- Electric drive-in loading doors
- Separate staff parking area
- 2 Ground Level loading doors





# HIGH QUALITY MODERN DETACHED WAREHOUSE UNIT TO LET

**25,990 SQ FT 2,414.5 SQ M**

Area	SQ M	SQ FT
Warehouse	2,044.2	22,004
Offices	370.3	3,986
<b>Total</b>	<b>2,414.5</b>	<b>25,990</b>



- Single pitch steel portal frame construction
- 8 metres to eaves
- Electric drive-in loading doors
- Secure fenced service yard
- Separate staff parking area









## TERMS

The unit is available by way of sub-let or assignment.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VAT

All figures quoted are exclusive of VAT but may be liable for VAT at the prevailing rate.

## BUSINESS RATES

We understand that the current Rateable Value for the property is £120,000.

We recommend that potential occupiers make their own enquires with the relevant local authority.

## VIEWING

For further information please contact the sole letting agents.

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