

UNIT 14, ASTRA BUSINESS PARK, GUINNESS ROAD, TRAFFORD PARK, MANCHESTER, M17 1SU



8,600 Sq Ft (798.94 Sq M)

- **ON SITE CCTV**
- **24 HOUR ACCESS**
- **POPULAR BUSINESS LOCATION**
- **AVAILABLE FROM 1ST JANUARY 2024**

LOCATION

Astra Business Park is located off Guinness Road, which is one of the main arterial routes through Trafford Park, with close proximity to the Junction at Ashburton Road West.

The location is approximately 1 mile from the Trafford Centre and 3 miles from Manchester City Centre. Junction 11 of the M60 Motorway is approximately 2 miles in distance.

DESCRIPTION

The premises is of steel portal frame with brickwork walls to eaves, profile steel clad roof with 10% translucent panels. Internally the property benefits from concrete floor, LED warehouse lighting, kitchenette and two WC's on the ground floor. An open plan office is also available to the front of the unit.

The premises are accessed via an electric roller shutter door, 4.16 metres by 3.97 metres, internally the eaves height is 5.6 metres.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Total Area	8,600	798.94

(Measurements to be confirmed)

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

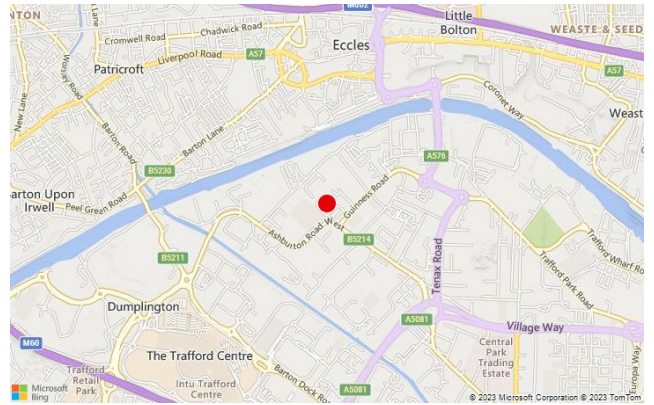
£10 per sq. ft.

SERVICE CHARGE

There is a service charge for the upkeep and maintenance of the common areas of the estate, currently £8,600 per annum.

LEASE TERMS

Available on a new full repairing insuring lease for a term to be agreed.



LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The current rateable value for the premises is £41,750 per annum.

VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

VIEWING

Strictly by appointment with the sole agents.
Nolan Redshaw

Contact: Jonathan Pickles
Tel: 0161 763 0825
Email: jonathan@nolanredshaw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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Property

14, Astra Business Park, Guinness Road, Trafford Park, Manchester, M17 1SD

Contents

- [Valuation](#)
- [Help with current valuation](#)
- [Compare properties](#)

Valuation

Current rateable value (1 April 2023 to present)

£41,750

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£41,750
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£32,000

Hide all sections

Valuation details , Hide

Description [Help with Description](#)

Warehouse and premises

Local council

Trafford

Local council reference [Help with Local council reference](#)

36251025

Rating list [Help with Rating list](#)

2023

Effective date [Help with Effective date](#)

1 April 2023

Valuation scheme reference [Help with Valuation scheme reference](#)
600774Base rate [Help with Base rate](#)
£54.96Measurement method [Help with Measurement method](#)
Gross internal areaTransitional relief certificate issued [Help with Transitional relief certificate issued](#)
NoSpecial category code [Help with Special category code](#)
096G[How the rateable value is calculated , Hide](#)

The Valuation Office Agency (VOA) uses a 'rental' method to value industrial properties like factories, warehouses and workshops.

The VOA gathers information about rents paid for industrial properties. It analyses the information and works out a price per square metre. To get the price per square metre of an individual property, the VOA considers things like property age, location, physical characteristics and features.

The price per square metre is multiplied by the property floor area to get the rateable value.

Plant and machinery, car parking and land that add to the rateable value are shown separately in the valuation.

This property is part of [valuation scheme 600774](#) which includes a price for floor areas and property features.

[More about how business properties are valued](#)

Description	Warehouse floor areas		Value Help with Value
	Area m ² /unit	£ per m ² /unit	
Ground floor warehouse	685.6	£54.96	£37,681
Ground floor office	65	£65.95	£4,287
Total	750.6		£41,968

Valuation

Total value £41,968**Rateable value (rounded down) £41,750**[Get help with this valuation](#)

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[Show all sections](#)[You want to change something in this valuation , Show](#)[How the rateable value is calculated , Show](#)

The rateable value and your business rates bill , Show

Business rates relief , Show

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- rateable value calculations

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