

For Sale / To Let

14,068 SQ FT (1,307 SQ M)

Warehouse / Industrial Facility

- Open plan warehouse accommodation
- Two storey offices
- Excellent Trafford Park location
- Rare Freehold opportunity



M17 1JT

Unit 3 Trafford Distribution Centre
Tenax Road
Trafford Park
Manchester
M17 1JT



Location

The property forms part of the Trafford Distribution Centre, Trafford Park, Manchester. It is accessed off Tenax Road (A576) which leads to the heart of Trafford Park.

The property is located ½ mile from Junctions 9 and 10 of the M60 Motorway and one mile from Junction 3 of the M602 Motorway.

The property also benefits from close proximity to Manchester City Centre and the Trafford Centre.

Description

The property comprises a mid-terrace single storey industrial / warehouse facility with two storey office accommodation and two storey storage area to the front of the unit.

The property benefits from car parking and loading to the front with direct access from Tenax Road (A576) via an access road on to the Trafford Park Distribution Centre.

Specification

Warehouse / Industrial Accommodation:

- Good open plan workshop accommodation
- Steel frame construction with profile metal cladding walls
- Roof over clad with profile metal cladding
- Translucent roof lights panels
- Substantial sized roller shutter door access
- Fluorescent strip lighting
- Ambirad heaters to warehouse
- Solid concrete floor

Two Storey Offices:

- Combination of open plan and cellular
- Reception area
- Kitchen and toilet facilities
- Carpeted throughout
- Plastered and painted walls
- Fluorescent strip lights
- Gas central heating
- Air conditioning cassette units

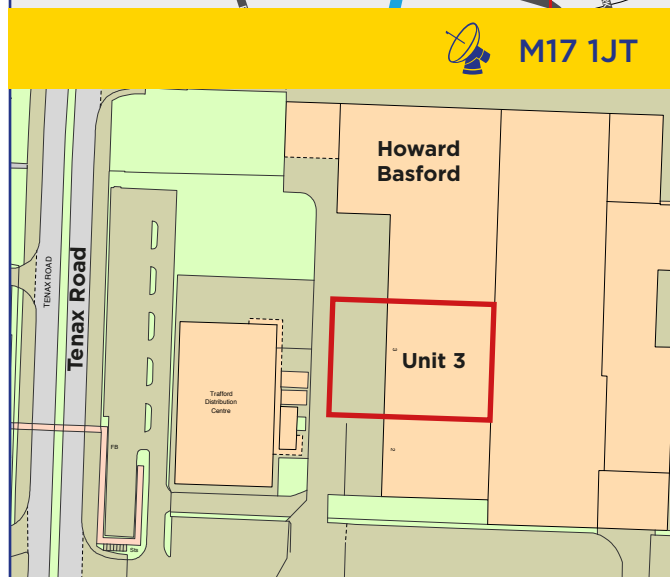
Accommodation

The accommodation has been measured in accordance with the RICS Code of Measures Practice (6th Edition) and comprises of the following floor areas:

Accommodation	SQ M	SQ FT
Warehouse Accommodation	942.78	10,148
Ground floor office/ancillary	153.11	1,648
First floor offices/ancillary	172.11	1,852
Mezzanine store	39.0	420
Total	1,307	14,068

Services

All services provided.



Business Rates

We understand the Rateable Value to be £45,250. Therefore the 2015 / 16 Rates Payable £22,308.25.

EPC

A full EPC report has been prepared and is available upon request.

Terms

Upon application.

Viewings / Further Information:

For further information or to arrange a viewing please contact the sole letting agents Davies Harrison.

Rick Davies
rick@daviesharrison.com

Simon Foden
simon@daviesharrison.com



MISREPRESENTATION ACT

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