

# THREE AVOCADO COURT

COMMERCE WAY  
TRAFFORD PARK  
MANCHESTER  
M17 1HW



FOR SALE/MAY LET TWO STOREY SELF CONTAINED OFFICE BUILDING 8,120 SQ FT (754.37 SQ M) 37 CAR PARKING SPACES



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## DESCRIPTION

Three Avocado Court is a self-contained two-storey office building of brick construction under a pitched tiled roof. Internally the ground floor is predominantly open plan with a separate kitchen and two meeting rooms / offices. We understand a small element of the floor is fitted to accommodate heavy loads. The first floor is partitioned into several meetings rooms / offices. Both floors are arranged around an attractive double height reception / core.

The building has been finished to a high specification including full access raised floors, suspended ceiling, mix of LED and LG7 lighting, air conditioning, lift and W/C facilities on both floors. Each floor benefits from separate gas & electric meters allowing for easy sub division on a floor by floor basis.



# ACCOMMODATION

Floor	Sq ft	Sq m
Reception	267	24.76
1st Floor	3,930	365.13
Ground floor	3,923	364.48
Total	8,120	754.37

# CAR PARKING

Three Avocado Court provides surfaced car parking to the front and side of the property for 37 cars.

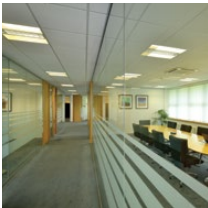
# TERMS

The premises are Freehold and can be made available with vacant possession at a quoting price of £1.3 million, plus VAT.

# SERVICE CHARGE & BUSINESS RATES

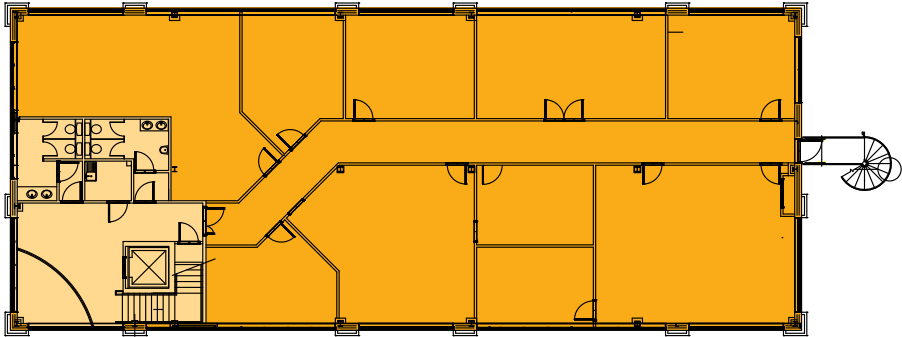
The purchaser will be responsible for the payment of business rates and estates charge levied on the accommodation.

Ratable Value **£106,000**

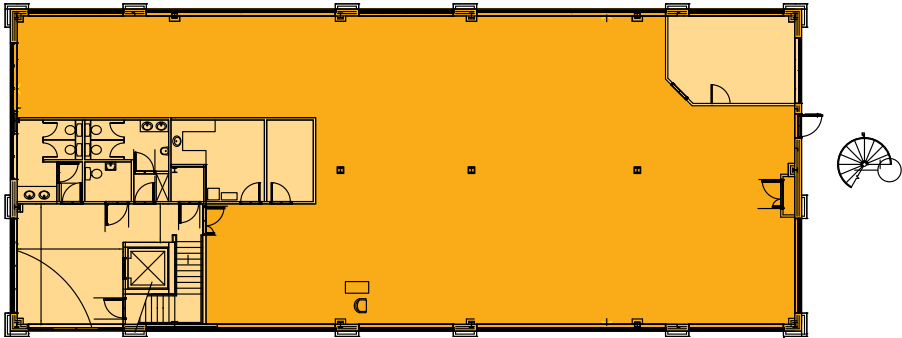


# MASTERPLAN

1ST FLOOR



GROUND FLOOR



# FLOORPLANS



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## LOCATION

Avocado Court is situated just off Westinghouse Road in the heart of Trafford Park, 3 miles south west of Manchester city centre and 1 mile south west of Salford Quays / MediaCityUK. The site itself is sufficiently secure benefitting from perimeter fencing and entrance gates

Trafford Park is Europe's largest industrial estate and is home to circa 1,400 businesses. The strategic location of Trafford Park allows occupiers easy access to the regional motorway network via Junction 2 of the M602 and Junction 9/10 of the M60. Trafford Park mainline railway station also provides links to Manchester Oxford Road and Liverpool Lime Street.

The property benefits from a wide variety of local amenities including a range of shops, cafes, bars and restaurants located around the Trafford Centre and MediaCityUK.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment only with either of the joint letting agents Edwards & Co or Davies Harrison



Misrepresentation Act 1967

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