

For Sale / To Let

30,000 – 229,501 sq ft (2,787.07 – 21,321.16 sq m)

Existing Cold Store Warehouse and Industrial Accommodation

(Available as a whole or in 3 separate buildings from 30,000 sq ft upwards)

This opportunity is ideal for:

- Owner Occupiers
- Distribution / Storage companies
- Cold Store Operators
- Self-Storage
- Redevelopment
- Investors with potential short term income



M17 1NB

Mosley Road

Trafford Park, Manchester, M17 1NB



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www.daviesharrison.com

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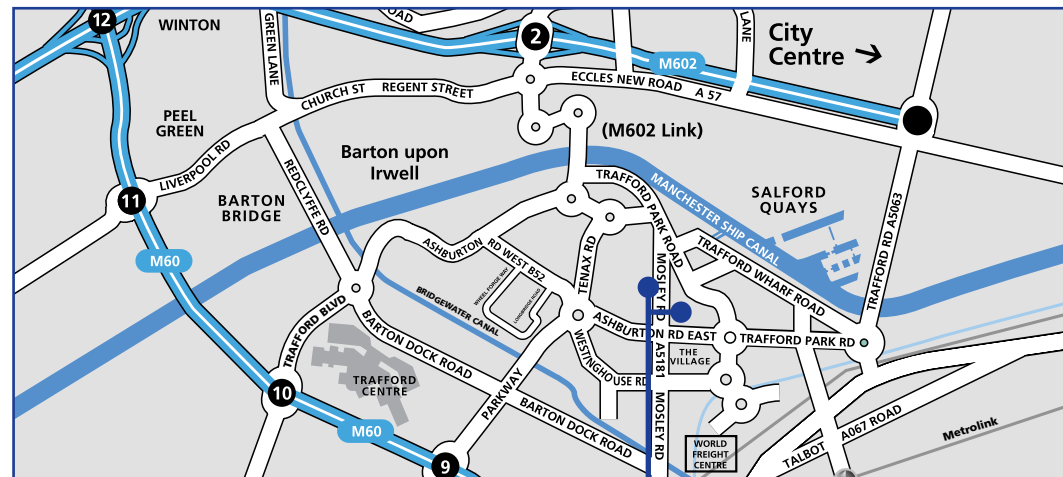
Location

The properties are located on Mosley Road, north of the junction with Village Way (A5081) Trafford Park, Manchester.

Trafford Park was the first purpose built Industrial Park in the World with over 9,000,000 square feet of business space and remains one of the largest and most successful Business Parks in Europe.

Trafford Park comprises approximately 3,000 occupiers including Kellogg's, Proctor & Gamble, Tate & Lyle, GNK and Amazon. The World Freight Centre is situated in the centre of the park and provides the location of Manchester's International Freight Terminal Container Base.

Trafford Park is located approximately 5km (3 miles) to the west of Manchester City Centre. The area benefits from access to the Manchester motorway network, junction 2 of the M602 provides routes to Manchester City Centre and the M62 and is approximately 1.25km (1 mile) to the north whilst Junctions 9, 10 & 11 of the M60 Manchester Orbital Motorway are within approximately 3km (1.85 miles). The M60 provides access to the M56 and Manchester International Airport which is approximately 16km (10 miles) to the south and also the remainder of the regional and national motorway network.



Manchester | M17 1NB



Description

Building 1 comprises a modern high bay warehouse / cold store with a two storey office / ancillary building.

Warehouse / Cold Store

- High bay single storey warehouse unit constructed in 1990
- Steel portal frame construction with brick walls to approximately 2.3m (7.5ft) with lined insulated profile metal cladding above, under a lined and insulated profile metal clad roof
- The unit is divided into two cold stores, as such both the walls and the ceiling are fully insulated
- Sealed concrete floor
- Eaves height of approximately 10.56m (34.64ft)
- Lighting is by way of high bay sodium lights
- Cold air blowers / chillers
- 3 electrically operated sealed sliding doors from a loading bay area
- Fully insulated loading bay with a working height of 4.2m (13.8ft)
- Lighting is via fluorescent strip lights
- 4 electrically operated dock levellers installed to a width of 2.57m (8.4ft) and a height of 3.2m (10.5ft)
- Mess room

Offices

The two-storey office block comprises the following:-

- Plant room / electricity substation
- Disused staff canteen / rest room
- Offices on the first floor
- Suspended ceilings throughout
- A mixture of recessed fluorescent strip lights and surface mounted lighting
- Kitchen
- Male and Female WCS

Tenure

We understand the property is held Freehold.



Mosley Road

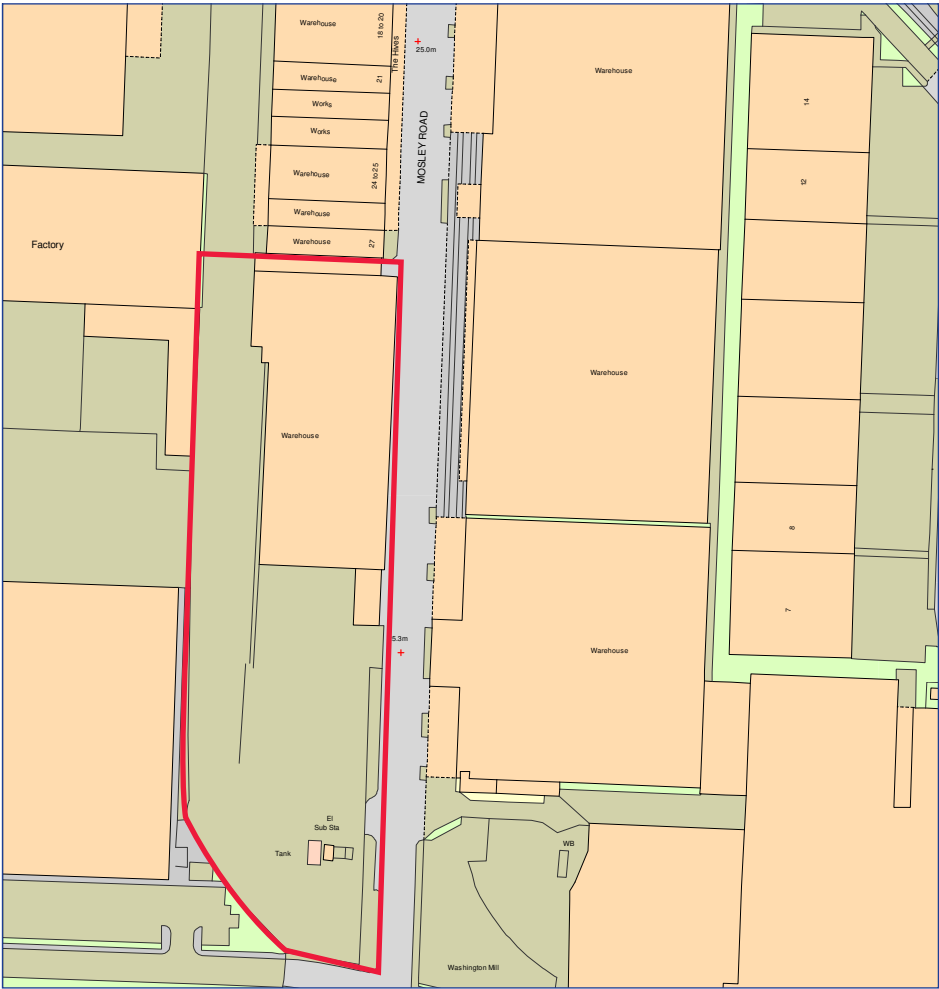
Trafford Park, Manchester, M17 1NB

Accommodation

Building 1 provides the following areas on a gross internal basis:

	Sq M	Sq Ft
Warehouse Bay 1	835.93	8,998
Warehouse Bay 2	400.51	4,311
Loading Bay	348.03	3,746
Mess Room	87.91	946
Plant Room	841.46	9,057
First Floor Offices	346.95	3,735
TOTAL	2,860.79	30,793

The property comprises a site of approximately 2.19 acres (0.89 hectares).



Mosley Road

Trafford Park, Manchester, M17 1NB

Description

Building 2 comprises a single storey high-bay warehouse / cold store.

- Working height of 7.04m (23.1ft)
- 2 dock levellers which are installed to 2.92m (9.6ft) width and 3.47m (11.38ft) height
- The unit has been converted into five cold stores
- Sealed concrete floor
- Walls and ceiling are insulated
- Lighting is via sodium lights
- Blast freezer area
- Walls are brick elevation with a single pitched roof
- Lighting is via sodium lighting
- Externally to the front elevation are two canopies with raised loading areas

Tenure

We understand the property is held Freehold.



Mosley Road

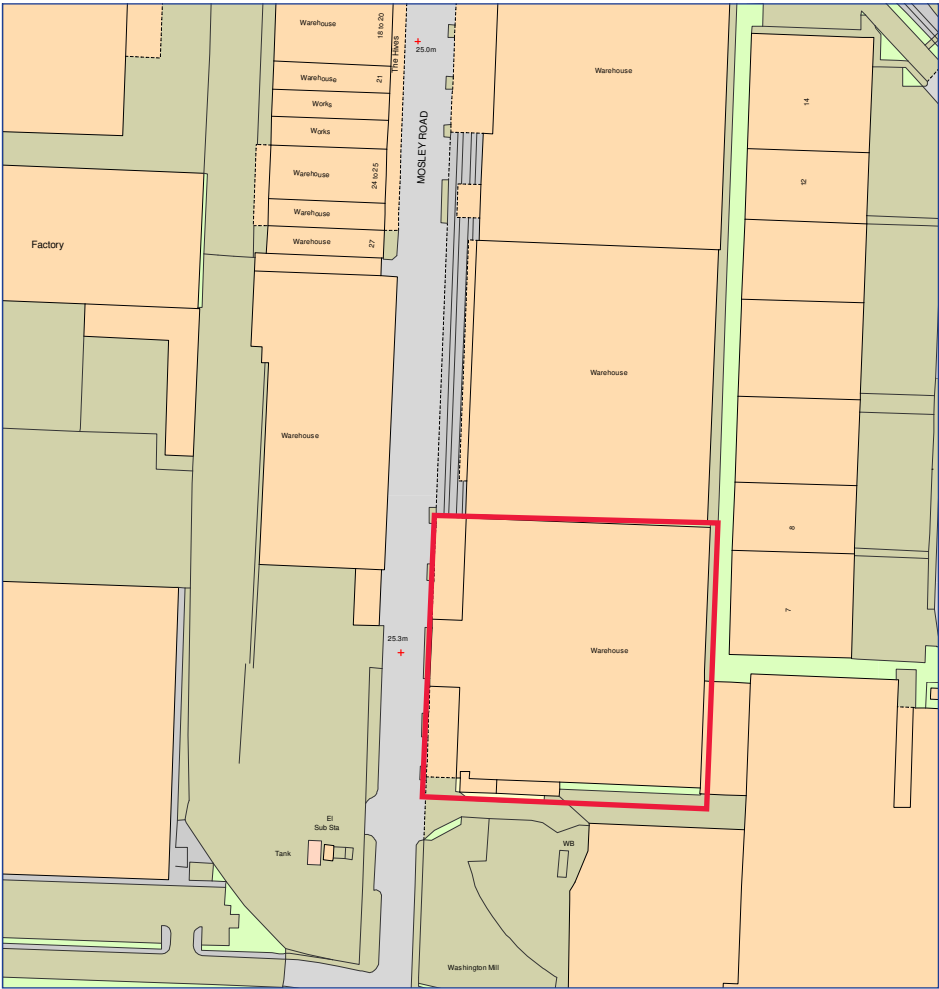
Trafford Park, Manchester, M17 1NB

Accommodation

Building 2 provides the following areas on a gross internal basis:

	Sq M	Sq Ft
Bay 1	799.10	8,601
Bay 2	805.60	8,671
Bay 3	656.18	7,063
Bay 4	807.53	8,692
Bay 5	807.53	8,692
Loading Bay	390.28	4,201
Loading Area Blast Freezer	591.56	6,369
Canopy	611.74	6,585
Plant Room	792.00	2,067
TOTAL	5,661.61	60,941

The property comprises a site of approximately 1.475 acres (0.59 hectares).



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Description

Building 3 comprises a 3 storey warehouse incorporating:

- Arranged on ground and two upper floors
- Concrete frame construction with some additional cast iron columns
- Goods lift
- Combination of open plan and cellular space
- Height ranges from 2.85m (9ft 4") - 3.67m (12ft)
- Concrete floor
- Front elevation is of traditional brickwork at upper levels
- Low level loading platform fronting 8 roller shutter loading doors at ground level
- 4 roller shutter doors with hydraulic dock- levelling facilities
- Loading platform canopies
- Small office and WC facilities

Tenure

We understand the property is held Freehold.



Mosley Road

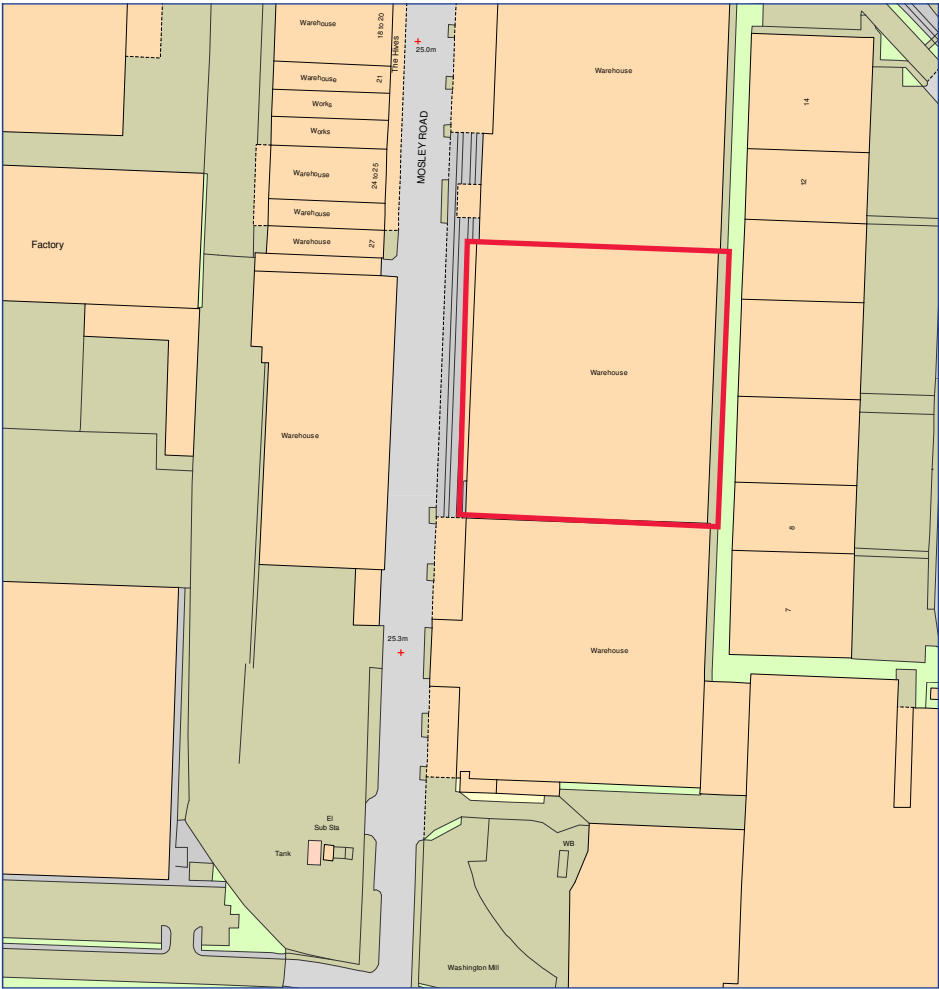
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Accommodation

Building 3 provides the following areas on a gross internal basis:

	Sq M	Sq Ft
Ground Floor	4,801.81	51,686
First Floor	3,901.07	41,991
Second Floor	4,002.18	43,090
TOTAL	12,705.06	136,767

The property comprises a site of approximately 1.414 acres (0.572 hectares).



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Tenancies

Buildings 1 and 2

We understand that Buildings 1 and 2 are currently let in their entirety to XPO Logistics (formerly Norbert Dentressangle Logistics Limited) with a lease expiry of December 2016. The lease is held on a full repairing and insuring basis, subject to a schedule of condition for Building 1. Building 2 is to be kept and maintained wind and water tight.

The current passing rent equates to £290,000 per annum.

XPO also have a lease of the small loading area of Building 3 on the same terms as Building 2 at a passing rent of £7,500 per annum.

Building 3

We understand that Building 3 is currently let in its entirety to MSL (UK) Ltd. It is held on a full repairing and insuring basis, subject to a schedule of condition at a rent of £1 per square foot.

The current rent passing rent equates to £60,941 per annum.

A new 12 month licence has been agreed from the 1st January 2017 at £1 per square foot (£60,941 per annum) on an FRI lease subject to a schedule of condition with landlords only break option, with three months notice.



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The Opportunity

The opportunity incorporates three buildings comprising warehouse with cold store facilities.

Terms

The opportunity is offered for sale or lease, either as a whole or individually.

Legal Costs

Parties are to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise quoted, all prices and rentals are exclusive of but may be liable to VAT.

Price

On application.

Energy Performance Certificate

Energy Performance Certificates (EPC) are available on request.

Business Rates

Buildings 1 & 2 are listed together by the VOA with a rateable value equating to £215,000. The rates payable for 2016/17 equates to approximately £106,855.

Building 3 has a rateable value equating to £68,500. The rates payable for 2016/17 equates to approximately £34,045.

Viewings

To arrange a viewing, or for further information, please contact the Sole Agent:

Rick Davies, Davies Harrison

Tel: 0161 236 9999


Email: rick@daviesharrison.com

Mike Beales, Davies Harrison

Tel: 0161 711 0021

Email: mike@daviesharrison.com

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