

FOR SALE

22,623 - 58,070 sq ft

(2,101.74 - 5,394.88 sq m)

Warehouse / Manufacturing Facility

- Established Industrial location
- Extremely prominent position fronting Tenax Road, Centenary Way and the Tenax Circle roundabout
- Close to Junctions 9 and 10 of M60 and Junction 2 of the M602



Units 2 / 3 Orion Trade Centre

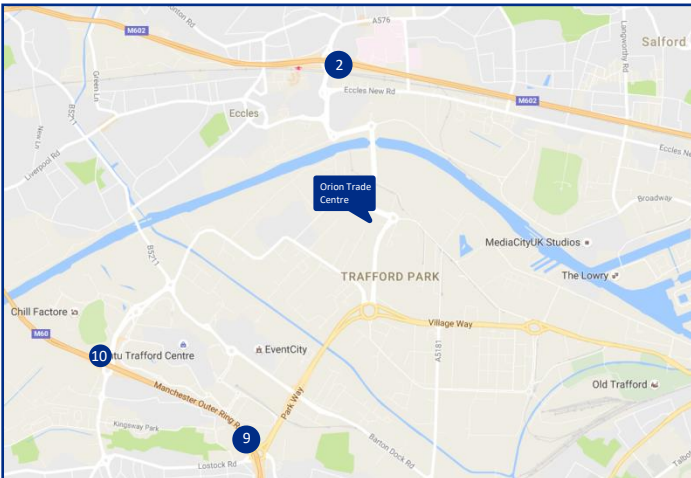
Tenax Road

Trafford Park

Manchester

M17 1EB





Location

The property is situated in the heart of Trafford Park in an extremely prominent position fronting Tenax Road, Centenary Way and the Tenax Circle roundabout.

Trafford Park is one of Europe's premier industrial areas comprising over 1,300 acres. There are approximately 3,000 occupiers in the park including Kellogg's, Proctor & Gamble, Tate & Lyle and Amazon to name but a few.

The Estate benefits from being close to Junctions 9 and 10 of the M60 Motorway and Junction 2 of the M602 Motorway which in turn links to the national motorway network.

Specification

The main attributes of the premises are summarised below:

- **Unit 2**
 - Steel trussed frame construction
 - PVC steel coated roof
 - Ambi-rad warm air heaters (not in working order)
 - Eaves height from 5m to 7.65m rising to 11.7m at the apex
 - Electrically operated drive in loading doors
 - Concrete floor
 - Sodium lights throughout warehouse
 - Office, canteen, WC facilities and mezzanine
- **Unit 3**
 - Front bay: north light roofing 4.1m to eaves
 - Rear bay: modern steel portal frame section 6.2m to eaves
 - Combination of slated, felted and PVC steel coated roof
 - Electrically operated drive in loading doors
 - Office, canteen and WC facilities
- **Externals**
 - Car park to the front
 - Substantial yard to the rear

Services

We understand that mains water, gas and electricity are supplied to the property.



Accommodation

Description	Sq ft	Sq m
Unit 2		
Warehouse	21,337	1,982.30
Offices	643	59.71
Mezzanine	643	59.71
Unit 2 Sub Total	22,623	2,101.74
Unit 3		
Front Bay	15,658	1,454.71
Rear Bay	16,255	1510.19
Offices / Ancillary	3,533	328.24
Unit 3 Sub Total	35,447	3,293.14
Total	58,070	5,394.88

Site Area

Approximately 1.92 acres.

Terms

Available to purchase, price on application.

EPC

An Energy Performance Certificate is available on request.

VAT

All prices are quoted exclusive of but will be subject to VAT at the prevailing rate.

Rateable Value

The current Rateable Value of the property equates to £130,000. The 2017 Revaluation Rateable value is £147,000 from March 2017.

Legal Costs

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

Viewings and All Other Enquiries

For further information, or to arrange a viewing, please contact:
Rick Davies 0161 236 9999 rick@daviesharrison.com



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