

To Let

6,057 sq ft (562.69 sq m)

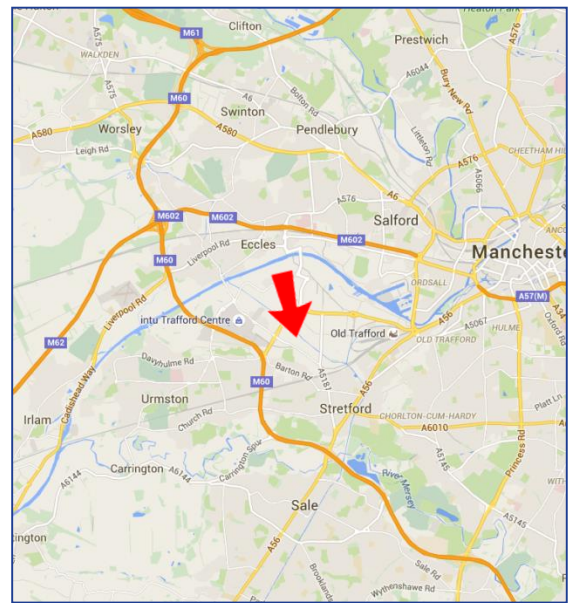
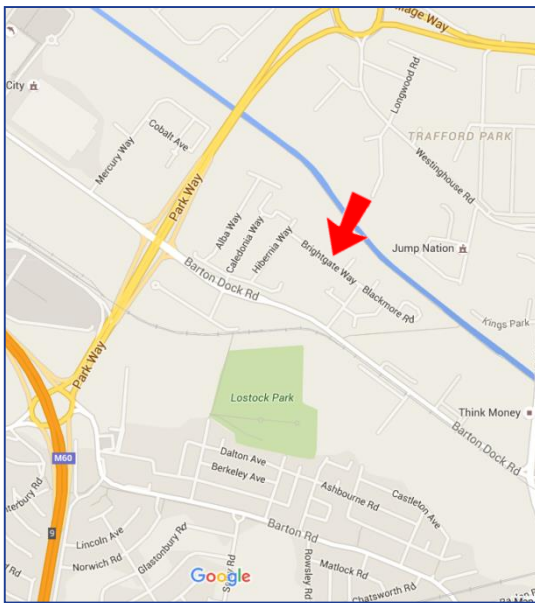
- Located in the heart of Trafford Park
- Self-contained secure building
- Clear headroom of 7.5m



Modern Industrial / Warehouse Unit

11 Brightgate Way
Trafford Park
Manchester
M32 0TB

dh	DAVIES HARRISON REAL ESTATE
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TRAFFORD PARK

Trafford Park is one of Europe's premier industrial estates. There are approximately 3,000 occupiers in the Park including Kellogg's, Proctor & Gamble, Tate & Lyle, GNK and Excel Logistics. The World Freight Centre is situated in the centre of the park and provides a location of Manchester's International Freight Terminal Container Base.

LOCATION

Brightgate Way is accessed off Hibernia Way on the north side of Barton Dock Road (B5211) close to its junction with Parkway (A5081), which is a short distance to Junction 9 of the M60 Motorway. The property is conveniently situated close to Junction 2 of the M602. Manchester City Centre and Salford Quays are located approximately 3 miles and 1 mile to the east respectively, with Manchester International Airport being located approximately 8 miles to the south.

Additionally Trafford Park Railway Station is within 5 minutes' walk and the proposed Metrolink extension is to provide direct links to the Trafford Centre, Manchester City Centre, Salford Quays, Bury and Altrincham.

DESCRIPTION

The unit comprises a self-contained property within a terrace of five units, with Unit 11 being the end unit. The industrial / warehouse accommodation provides good quality open plan space with an eaves height of 7.5 metres to the underneath of the haunch.

SPECIFICATION

- Steel portal frame construction
- Brick built and profile metal clad elevations
- Clear headroom of 7.5m
- Large fully self-contained concrete yard
- Three phase electricity
- Drive-in loading doors

ACCOMMODATION

	Sq ft	Sq m
Warehouse	6,057	562.69

TERMS

The premises are available by way of a new full repairing and insuring lease, for a term to be agreed.

RENTAL

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.

RATES

The Rateable Value of the property equates to £30,000 and is described as "Warehouse and Premises".

The rates payable for 2016/2017 equates to approximately £14,910.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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