

For Sale / May Let

6,520 sq ft (605.8 sq m)

- Located in the heart of Trafford Park
- Eaves height 7m
- Secure yard
- Excellent condition



Modern Industrial / Warehouse Unit

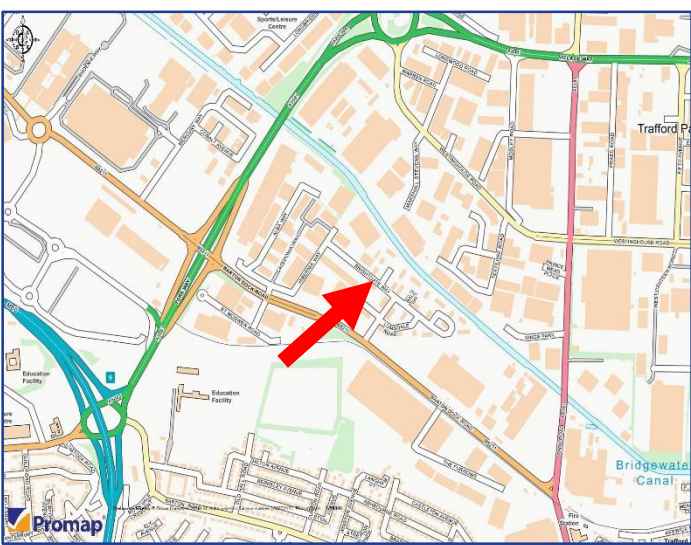
5 Brightgate Way

Trafford Park

Manchester

M32 0TB





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 mid-terrace self-contained property within a terrace of five units. The industrial / warehouse accommodation provides good quality open plan space with mezzanine storage and an eaves height of 7 metres to the underneath of the haunch.

SPECIFICATION

- Steel portal frame construction
- Brick built and profile metal clad elevations
- Clear headroom of 7m
- Large fully self-contained concrete yard
- Three phase electricity
- Drive-in loading door

ACCOMMODATION

	Sq ft	Sq m
Ground Floor Warehouse	3,786	351.8
Ground Floor Area Under Supported Floor	1,367	127.0
Mezzanine Storage	1,367	127.0
Total	6,520	605.8

SERVICES

The property is connected to mains drainage. Water and electricity are connected from public supplies.

EPC

An Energy Performance Certificate is available on request.

RATES

The property is described as "Warehouse and Premises" and has a current Rateable Value of £25,500.

PLANNING

The property is situated in an established industrial estate and we believe there to be no planning restrictions. Interested parties should make their own enquiries of the Local Planning Authority.

TERMS

The property is available for sale freehold, alternatively consideration may be given to a lease of the whole for a term to be agreed.

PRICE / RENTAL

On application.

VAT

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

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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