

To Let

7,045 sq ft (654.5 sq m)

- Located in the heart of Trafford Park
- Eaves height 7m
- Fully self-contained yard
- Excellent condition



Modern Industrial Unit

7 Brightgate Way

Cobra Court Estate

Trafford Park

Manchester

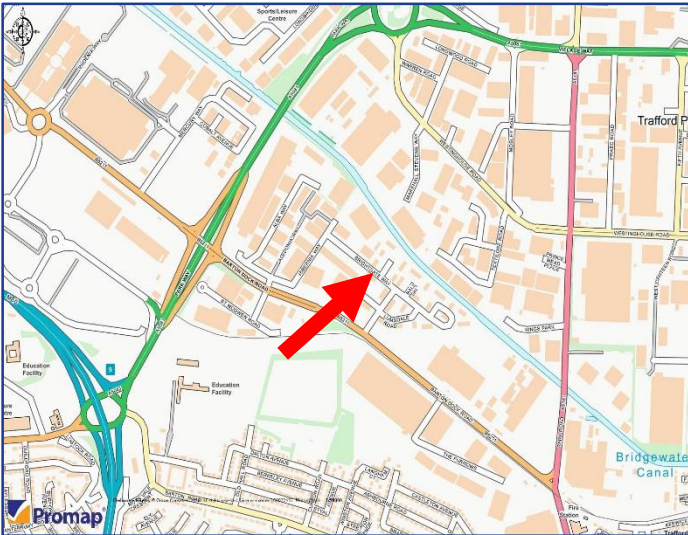
M32 0TB



**DAVIES
HARRISON**
REAL ESTATE

0161 236 9999

www.daviesharrison.com



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 first floor offices 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
- First floor offices
- Large fully self-contained secure concrete yard measuring 7,549 sq ft (28m x 25m)
- Three phase electricity
- Drive-in loading door

ACCOMMODATION

	Sq ft	Sq m
Warehouse	5,053	469.5
Ground Floor Ancillary (Kitchen / WC)	1,011	93.9
First Floor Offices	981	91.1
Total	7,045	654.5
Site Area	0.371 acres	0.128 ha

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 £34,250.

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 on a full repairing and insuring lease for a term to be agreed.

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

JOHN HARRISON
 Director
 07767 648094
 john@daviesharrison.com

JACK RODGERS
 Assistant Surveyor
 07929 845329
 jack@daviesharrison.com

dh DAVIES HARRISON
 REAL ESTATE
0161 236 9999
 www.daviesharrison.com

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property.