

TO LET

3,653 sq ft (339.348 sq m)

On a site of 0.35 acres (0.141 ha)

- Ready for immediate occupation
- Prominent site
- 0.5 miles from J9 M60 Motorway



Workshop and Yard

Tenax Circle

Tenax Road

Trafford Park

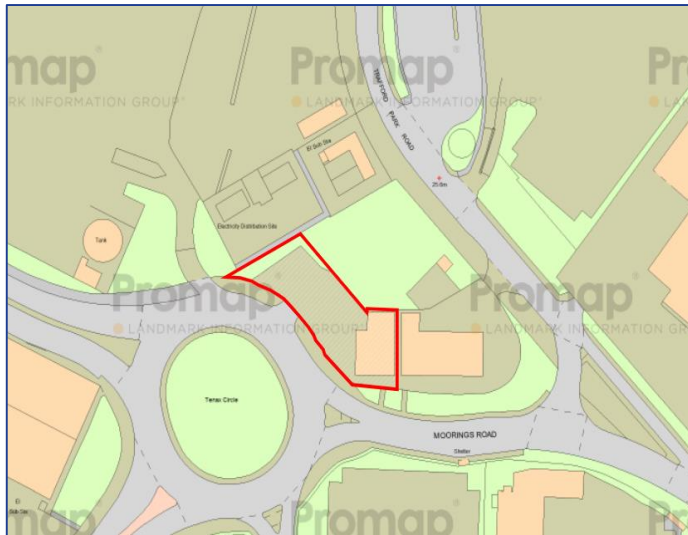
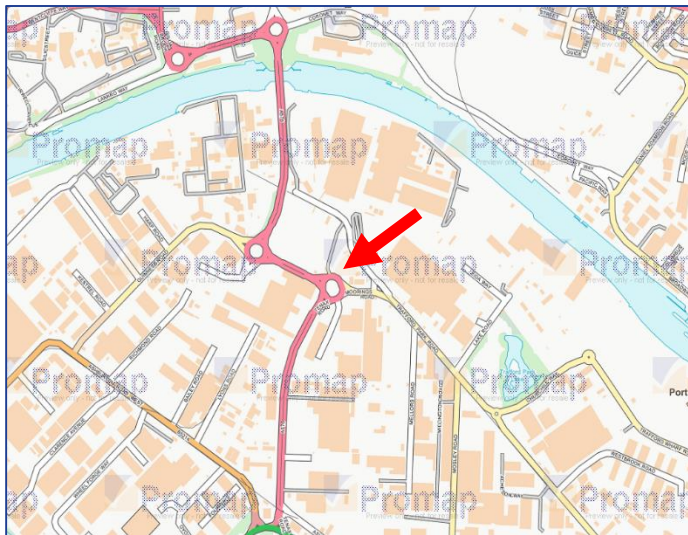
Manchester

M17 1JT

dh DAVIES HARRISON
REAL ESTATE

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LOCATION

The property lies on the Tenax Circle roundabout, a prominent location within the heart of Trafford Park.

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.

DESCRIPTION

The property comprises a workshop of steel portal frame and two storey office accommodation. Access to the workshop is provided via 2 no. electric roller shutter doors.

ACCOMMODATION

	Sq ft	Sq m
Warehouse	2,143	199.08
Office	941	87.42
First Floor	516	47.95
WC Accommodation	53	4.928
TOTAL	3,653	339.378
Site Area	0.35 acres	0.141 ha

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage. The services have not been tested.

EPC

An Energy Performance Certificate is available upon request.

RATEABLE VALUE

The property is currently listed as "Car Wash and Premises" and has a current Rateable Value of £17,000.

We advise interested parties make their own enquiries with Trafford Council.

PLANNING

The property has most recently been used as a Car Wash and is situated in an established industrial estate.

We advise interested parties make their own enquiries with Trafford Council.

TERMS

The premises are available on a full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

VAT

All prices are exclusive but may be liable 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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