

# FOR SALE (MAY LET)

123,402 sq ft (11,464.5 sq m)

- Prominently located in the heart of Trafford Park
- Motorway access within 5 minutes' drive
- Currently under refurbishment
- Rare purchase opportunity

Enter



Three Storey Warehouse

**Building 3 Mosley Road**  
**Trafford Park**  
**Manchester, M17 1NB**



# Building 3, Mosley Road Trafford Park, Manchester, M17 1NB

[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[FURTHER  
INFORMATION](#)

## Location

The property is located on Mosley Road, north of the junction with Village Way (A5081) Trafford Park, Manchester.

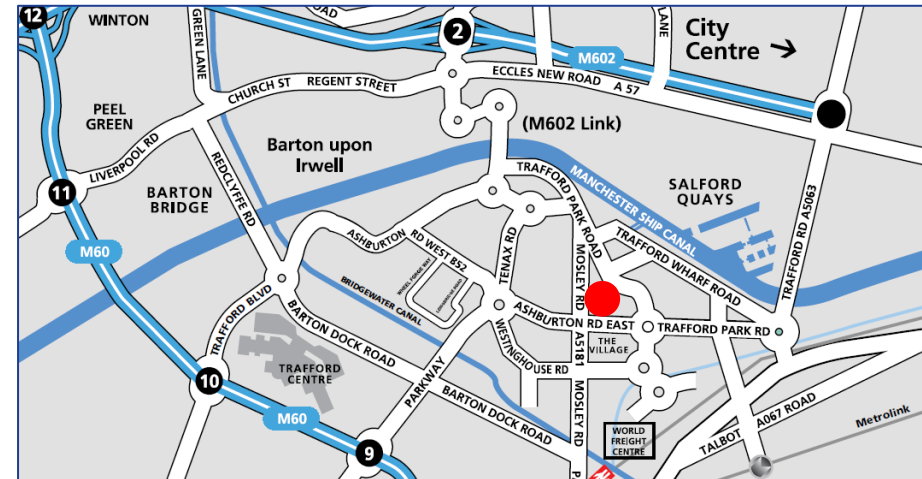
Trafford Park was the first purpose built Industrial Park in the World with over 9,000,000 square feet of business space and remains one of the largest and most successful Business Parks in Europe.

Globally recognised as a centre of excellent, Trafford Park is home to over 1,330 businesses employing over 35,000 people.

Trafford Park is located approximately 3 miles (5km) to the west of Manchester City Centre. It has excellent access to the Manchester motorway network, Junction 2 of the M602 is approximately 1 mile (1.25km) to the north

Junctions 9, 10 and 11 of the M60 Manchester Orbital Motorway are within approximately 1.85 miles (3km). The M60 provides access to the M56 and Manchester International Airport which is approximately 10 miles (16 km).

The property is located within close proximity of two Metrolink tram stops offering excellent public transport links across Greater Manchester. Parkway stop is located 800m south-west and Village stop is located 900m to the south-east.



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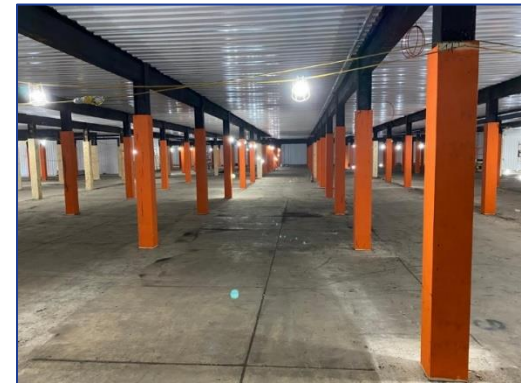
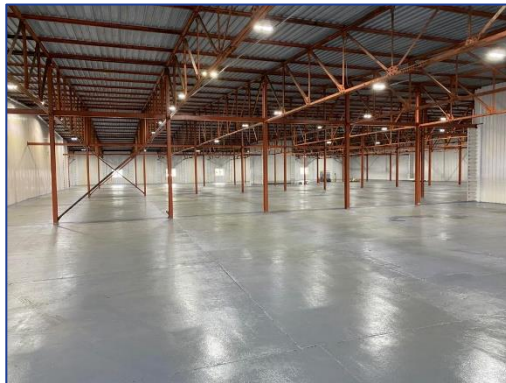
# Building 3, Mosley Road Trafford Park, Manchester, M17 1NB

[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[FURTHER  
INFORMATION](#)

## Description

Comprising a three storey warehouse, the building is currently undergoing a scheme of refurbishment and currently provides the following specification:

- Arranged on ground and two upper floors
- Concrete frame construction with some additional cast iron columns
- 3 x Goods lifts
- Open plan warehouse accommodation
- Height ranges from 2.85m – 3.7m
- Painted concrete floor
- Front elevation is of traditional brickwork at upper levels
- Low level loading platform fronting 8 roller shutter loading doors at ground level
- 4 roller shutter doors with hydraulic dock-levelling facilities
- Loading platform canopies
- Small office and WC facilities



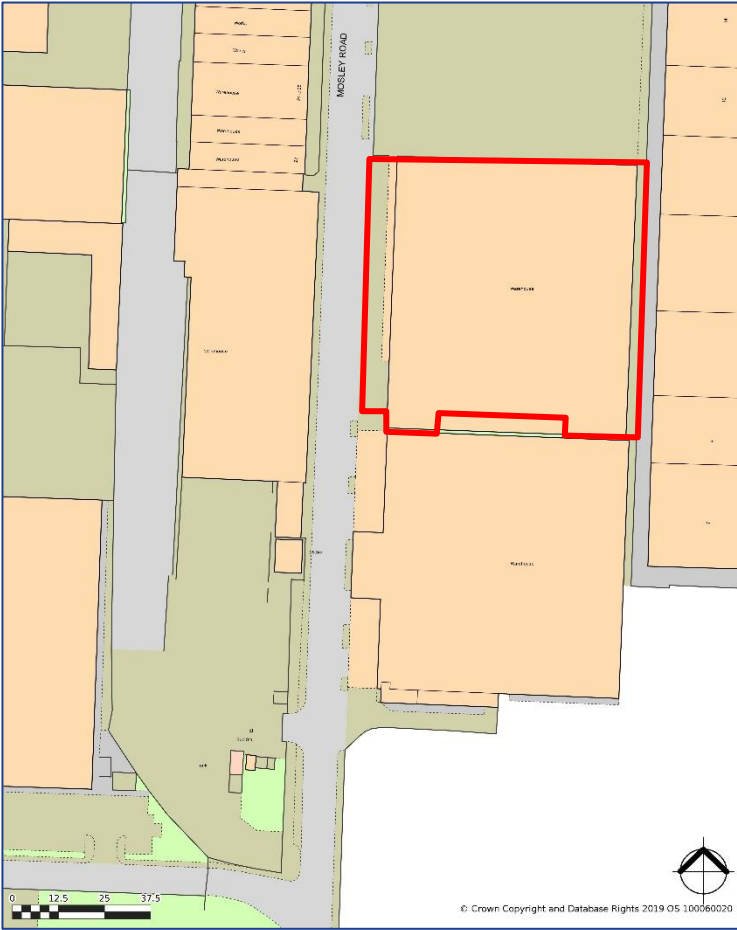
## Three Storey Warehouse

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## Accommodation

Building 3 provides the following gross internal areas:

	Sq ft	Sq m
Ground Floor	38,433	3,570.6
First Floor	41,892	3,891.9
Second Floor	43,077	4,002.0
Total	123,402	11,464.5



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[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[FURTHER  
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## Services

We understand all mains services are available to the property including three phase electricity, gas, mains water and drainage.

## Energy Performance Certificate

An Energy Performance Certificate is available on request.

## Rateable Value

The premises are described as “Store and Premises” and with a current Rateable Value of £63,500.

We advise interested parties to make their own enquiries of the Local Rating Department.

## Planning

The property is situated within Trafford Park which is an established industrial estate and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the Trafford Council Planning Department.

## Terms

The property is available to purchase freehold alternatively a letting of the property may be considered by way of a new full repairing and insuring lease for a term to be agreed.

## Price / Rental

Upon application.

## VAT

All prices are exclusive of, 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.

## Viewing and All Other Enquiries

For further information, or to arrange a viewing, please contact:

Rick Davies  
07831 358804  
[rick@daviesharrison.com](mailto:rick@daviesharrison.com)

Sam Rodgers  
07903 815044  
[sam@daviesharrison.com](mailto:sam@daviesharrison.com)

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March 2021

