

FOR SALE (MAY LET)

66,976 - 190,378 sq ft
(6,211.30 - 17,675.80 sq m)

- Rare freehold opportunity
- Prominently located in the heart of Trafford Park
- Motorway access within 5 minutes' drive
- Close to the new Tram link to Manchester City Centre and the Trafford Centre

Enter



Warehouse / Industrial Units

Buildings 2 and 3, Mosley Road
Trafford Park
Manchester, M17 1NB

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0161 236 9999
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Buildings 2 and 3, Mosley Road Trafford Park, Manchester, M17 1NB

HOME

LOCATION

BUILDING 2

BUILDING 3

FURTHER
INFORMATION

Location

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

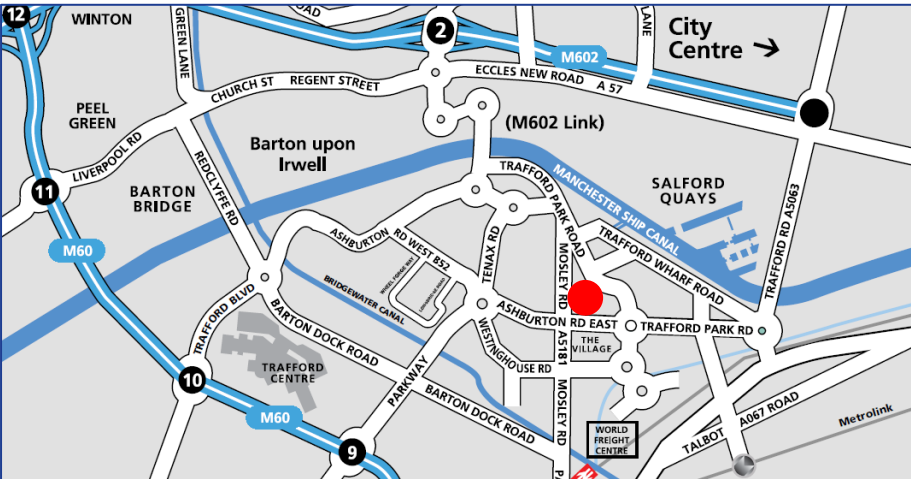
Trafford Park was the first purpose built Industrial Park in the World with over 9,000,000 square feet of business space and remains one of the largest and most successful Business Parks in Europe.

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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Description

Building 2 comprises a single storey high bay warehouse which has been fully refurbished and offers the following specification:

- Eaves height of 8.4m - 10m
- 4 dock levellers
- 4 access doors
- Sealed and painted concrete floor
- Walls and ceiling are insulated
- Brand new sodium lighting
- Fully racked with 5,880 pallet positions
- Two storey office accommodation
- Walls are brick elevation with a single pitched roof
- Externally to the front elevation are two canopies with raised loading areas



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HOME

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BUILDING 2

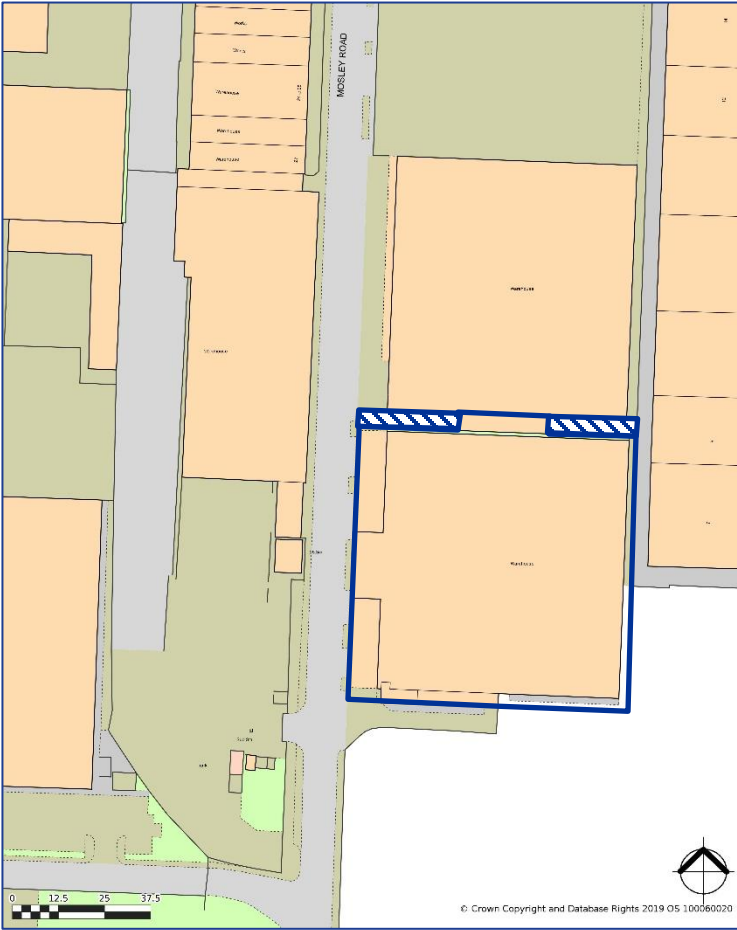
BUILDING 3

FURTHER
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Accommodation

The property comprises the following gross internal area:

	Sq ft	Sq m
Bay 1	8,982	834.48
Bay 2	9,260	860.32
Bay 3	7,592	705.34
Bay 4	9,260	860.32
Bay 5	9,260	860.32
Mono Pitched Roof Area	9,576	878.28
Loading Bay	3,479	323.38
Canopy	6,808	632.44
Total Warehouse Accommodation	64,217	5,954.88
Ground Floor Office	498	46.28
First Floor Office	1,265	117.58
Side Office – Ground Floor	498	46.28
Side Office – First Floor	498	46.28
Total Office Accommodation	2,759	256.42
TOTAL ACCOMMODATION	66,976	6,211.30



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BUILDING 3

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Description

Building 3 comprises a three storey warehouse, the building is currently undergoing a scheme of refurbishment and offers 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

Accommodation

The property comprises the following gross internal area:

	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



Warehouse / Industrial Units

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HOME

LOCATION

BUILDING 2

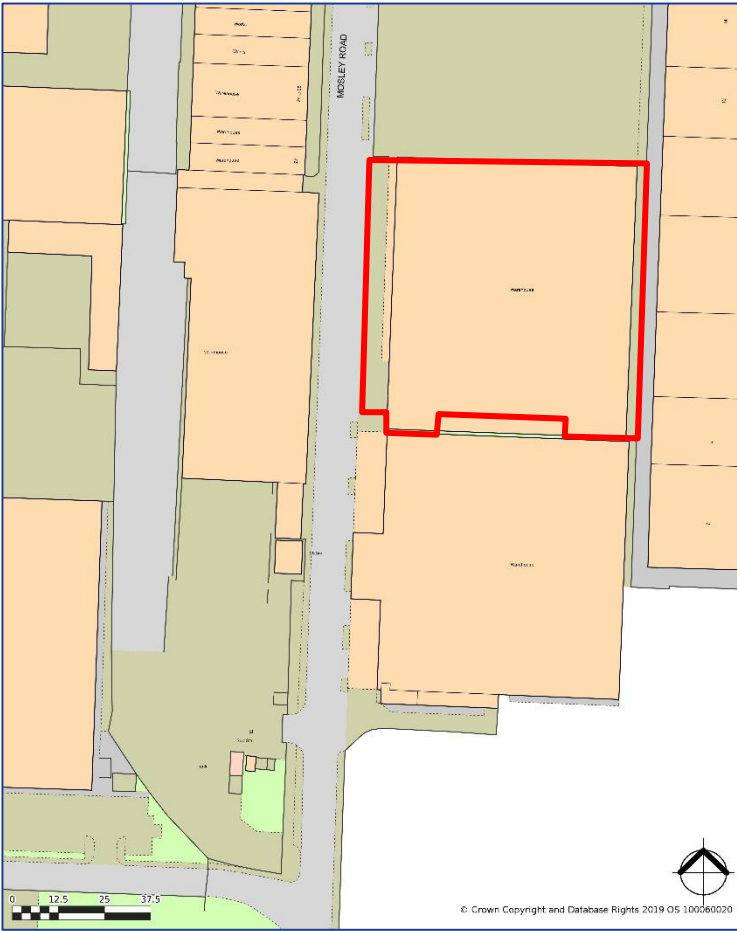
BUILDING 3

FURTHER
INFORMATION

Accommodation

The property comprises the following gross internal area:

	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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Services

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

Energy Performance Certificate

Energy Performance Certificates are available on request.

Rateable Value

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

Planning

The properties are 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 properties are available to purchase freehold.

Consideration will also be given to a lease of the properties on full repairing and insuring terms.

The properties are available individually or combined.

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 658804
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Sam Rodgers
07903 518044
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