

TO LET (MAY SELL)

2,995 sq ft (278.3 sq m)

- Popular Trafford Park location
- 1 mile from Junction 9 M60 Motorway
- Available for immediate occupation
- Rare freehold opportunity



Detached Warehouse and Premises

2 Praed Road
Trafford Park
Manchester M17 1PQ

LOCATION

The property is located on Praed Road which connects to the busy A5081 Village Way in the heart of Trafford Park.

Junction 9 of the M60 Motorway is located approximately 1 mile south-west. Manchester City Centre lies approximately 3.5 miles to the north-east.

DESCRIPTION

The property comprises a detached industrial unit of steel truss frame construction offering a warehouse section with offices and a workshop to the rear together with WCs. Access to the unit is via roller shutter door.

ACCOMMODATION

The property has the following gross internal floor area (GIA):

	Sq ft	Sq m
Warehouse / office	2,995	278.3

EPC

An Energy Performance Certificate is available upon request.

SERVICES

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

RATEABLE VALUE

The property is listed in the current Rating List as "Workshop and Premises" and has a Rateable Value of £9,000.

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

PLANNING

The property is located within 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 lease on a full repairing and insuring basis for a number of years to be agreed. Alternatively, the property may be available to purchase.

RENTAL / PRICE

Upon application.

VAT

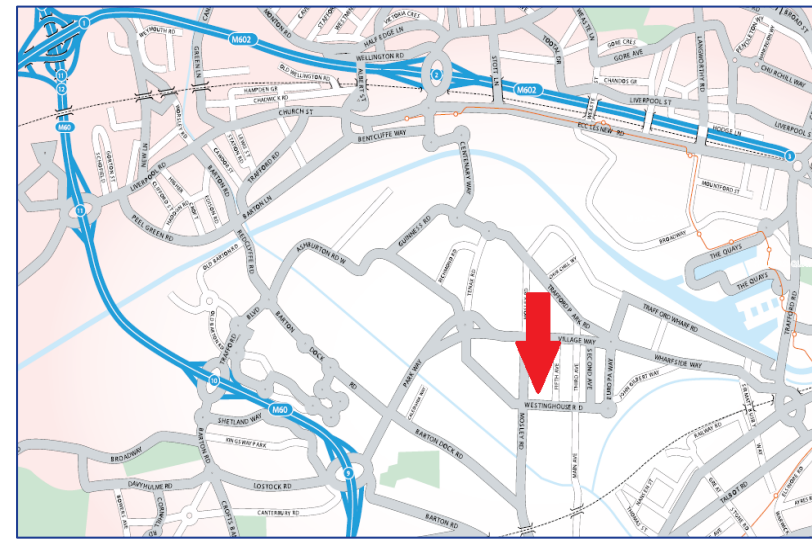
All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



**FOR FURTHER INFORMATION OR TO
ARRANGE A VIEWING PLEASE CONTACT**

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