TO LET

46,760 (4,344 sq m) Warehouse / Office Accommodation plus Mezzanine of 14,144 sq ft (1,314 sq m) providing a total of 60,904 sq ft (5,658 sq m) On a site area of approx. 1.95 acres (0.789 ha)



High Quality Head Office / Warehouse Distribution Facility

Unit 1 Churchill Point

Trafford Park Road, Trafford Park, Manchester, M17 1BL





Location

The property is prominently located fronting the Churchill Way / Trafford Park roundabout.

Trafford Park Road links with the A5081 which is the main arterial route through Trafford Park and provides access to Manchester City Centre and the M60 Motorway via Junction 9.

Communications and facilities are second to none with five motorway junctions being within 5 minutes drive; three to the south side M60 (Junctions 8, 9 and 10) and two to the north M602 (Junctions 1 and 2).



Trafford Park

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 comprises approximately 3,000 occupiers including Kellogg's, Proctor & Gamble, Tate & Lyle, GNK, L'Oreal and Amazon. The World Freight Centre is situated in the centre of the Park and provides the location of Manchester's International Freight Terminal Container Base.

High Quality Head Office / Warehouse Distribution Facility





DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER INFORMATION

Description

Built in 2003, the property comprises a high quality detached manufacturing / distribution unit comprising the following specification:

- Domed roof
- 10m to underside of haunch
- 3 dock level loading doors
- 1 drive-in loading door
- 5,000 pallet spaces
- Fully fitted operational warehouse
- Mezzanine for pick and packing
- Full amenity block
- Gas fired heating
- Pump house and sprinkler tank
- High level in rack sprinklers
- High quality two storey offices
- Raised access floor to the offices
- Open plan air conditioned offices, boardroom, reception area, canteen
- Fully fitted operational warehouse
- Alarm
- CCTV
- Fully secure site with electric gates





High Quality Head Office / Warehouse Distribution Facility

HOME	LOCATION	DESCRIPTION	ACCOMMODATION	GALLERY	FURTHER INFORMATION	
Accommodation						

The property has been measured in accordance with the RICS Code of Measuring Practice, 6th Edition and comprises the following gross internal floor areas:-

	Sq ft	Sq m
Warehouse	37,168	3,453
Offices Under Mezzanine	1,658	154
First Floor Office Mezzanine	1,647	153
Ground Floor Office Accommodation	2,519	234
First Floor Office Accommodation	2,519	234
Second Floor Office Accommodation	1,249	116
Total Warehouse / Office	46,760	4,344
Mezzanine	14,144	1,314
Total	60,904	5,658
Site Area	1.95 acres	0.789 ha









High Quality Head Office / Warehouse Distribution Facility





LOCATION DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER INFORMATION

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 "Warehouse and Premises" and with a current Rateable Value of £246,000.

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 by way of a new full repairing and insuring lease for a term to be agreed.

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 the marketing agents:

Rick Davies	Max Seed
07831 658804	07712 425189
rick@daviesharrison.com	max@daviesharrison.com





IMPORTANT NOTICE

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