

# TO LET

8,772 sq ft (814.94 sq m)

- Popular Trafford Park location
- 1¾ mile from Junction 9 M60 Motorway
- Available for immediate occupation
- 6.5m eaves
- Two storey office accommodation
- Currently under refurbishment – nearing completion



Semi-Detached Warehouse and Offices

Tenth Street / Second Avenue  
Trafford Village  
Manchester M17 1BJ



## LOCATION

The property is prominently located on Tenth Street at its junction with Second Avenue within the well established Trafford Park Village area.

Junction 9 of the M60 Motorway is located approximately 1¼ mile to the south-west. Manchester City Centre lies approximately 3.5 miles to the north-east.

## DESCRIPTION

The property is currently undergoing a scheme of refurbishment and comprises a modern semi-detached steel portal frame warehouse unit offering the following specification:

- Cavity brick and blockwork walls to 2m with plastic coated metal cladding above
- Eaves of 6.5m
- Plastic coated metal cladding to the roof incorporating 10% Perspex panels to provide good natural light
- Electrically operated roller shutter door
- Designated service area
- Halogen and fluorescent tube lighting
- Combination of gas fired radiant and hot air blowers
- 2 storey office accommodation offering reception area and a mixture of private general office and amenity areas
- The offices are fitted out to a good specification incorporating suspended ceilings with integral lighting, central heating, perimeter trunking and carpeting throughout

## SERVICES

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

## ACCOMMODATION

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

	Sq ft	Sq m
Warehouse	5,058	469.90
Ground Floor Offices	1,857	172.52
First Floor Offices	1,857	172.52
<b>Total</b>	<b>8,772</b>	<b>814.94</b>

## EPC

An Energy Performance Certificate is available upon request.

## RATEABLE VALUE

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.

It is the tenant's responsibility to ensure that their intended use is acceptable and should make their own enquiries with the Local Planning Authority.

## TERMS

The property is available to lease on a full repairing and insuring basis for a number of years 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.



## FURTHER INFORMATION

To arrange a viewing, please contact:

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