

TO LET

45,069 sq ft (4,187.02 sq m)

- Located in a secure estate
- Off Trafford Park Road
- Motorway access within 5 minutes
- Excellent condition
- 8m eaves height
- Ideal for call centre and online distribution

Enter



High Quality Warehouse / Office Facility

Units 4 – 6, Premier Park
Acheson Road,
Trafford Park, Manchester, M17 1GA



Units 4 – 6, Premier Park Acheson Road, Trafford Park, Manchester, M17 1GA

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER
INFORMATION

Location

Premier Park is located on Acheson Way, fronting Trafford Park Road.

The estate is 1 mile to the east of Junctions 9 and 10 of the M60 Motorway which links to the national motorway network.

Premier Park also lies within close proximity to Media City and just 3 miles to the west of Manchester City Centre.

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 Warehouse / Office Facility

Units 4 – 6, Premier Park Acheson Road, Trafford Park, Manchester, M17 1GA

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER
INFORMATION

Description

The property comprises a block of three ground floor industrial / warehouse units offering the following specification:

- High quality modern accommodation
- 5 x electronically operated roller shutter doors
- 8m clear eaves height to the underside of the haunch
- Warehouse lighting
- Mezzanine level
- High quality office / call centre accommodation with suspended ceilings and air conditioning
- Office area includes open plan, boardroom, MDs office, kitchen facilities, staff kitchen facilities
- Good quality reception area
- Passenger lift
- Car parking and loading areas
- The estate benefits from 24 hour security with gated lodge



High Quality Warehouse / Office Facility

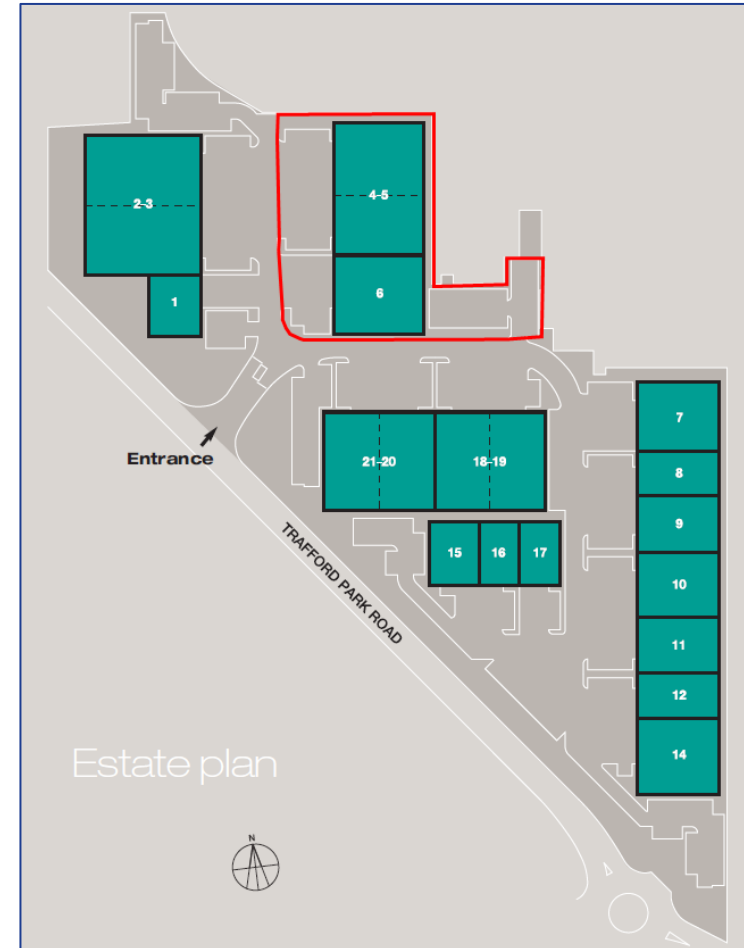
Units 4 – 6, Premier Park Acheson Road, Trafford Park, Manchester, M17 1GA

[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	29,846	2,772.79
Ground Floor Offices	1,585	147.21
First Floor Mezzanine	4,607	428.03
First Floor Offices	9,031	838.99
Total	45,069	4,187.02



High Quality Warehouse / Office Facility

Units 4 - 6, Premier Park Acheson Road, Trafford Park, Manchester, M17 1GA

HOME

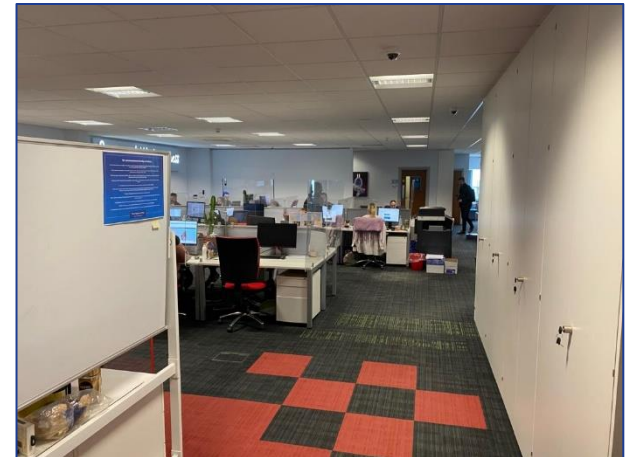
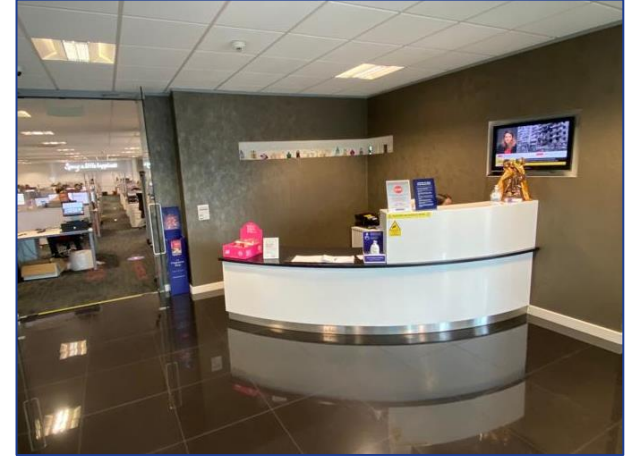
LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER
INFORMATION



High Quality Warehouse / Office Facility

Units 4 – 6, Premier Park Acheson Road, Trafford Park, Manchester, M17 1GA

[HOME](#)[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 £138,000.

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 sub-lease or assignment with the current lease expiring 20th June 2026.

Alternatively a new full repairing and insuring lease may be available direct from the Landlord.

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
07831 658804
rick@daviesharrison.com

Max Seed
07712 425189
max@daviesharrison.com

IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property.
September 2022

dh DAVIES
HARRISON
REAL ESTATE

0161 236 9999

www.daviesharrison.com