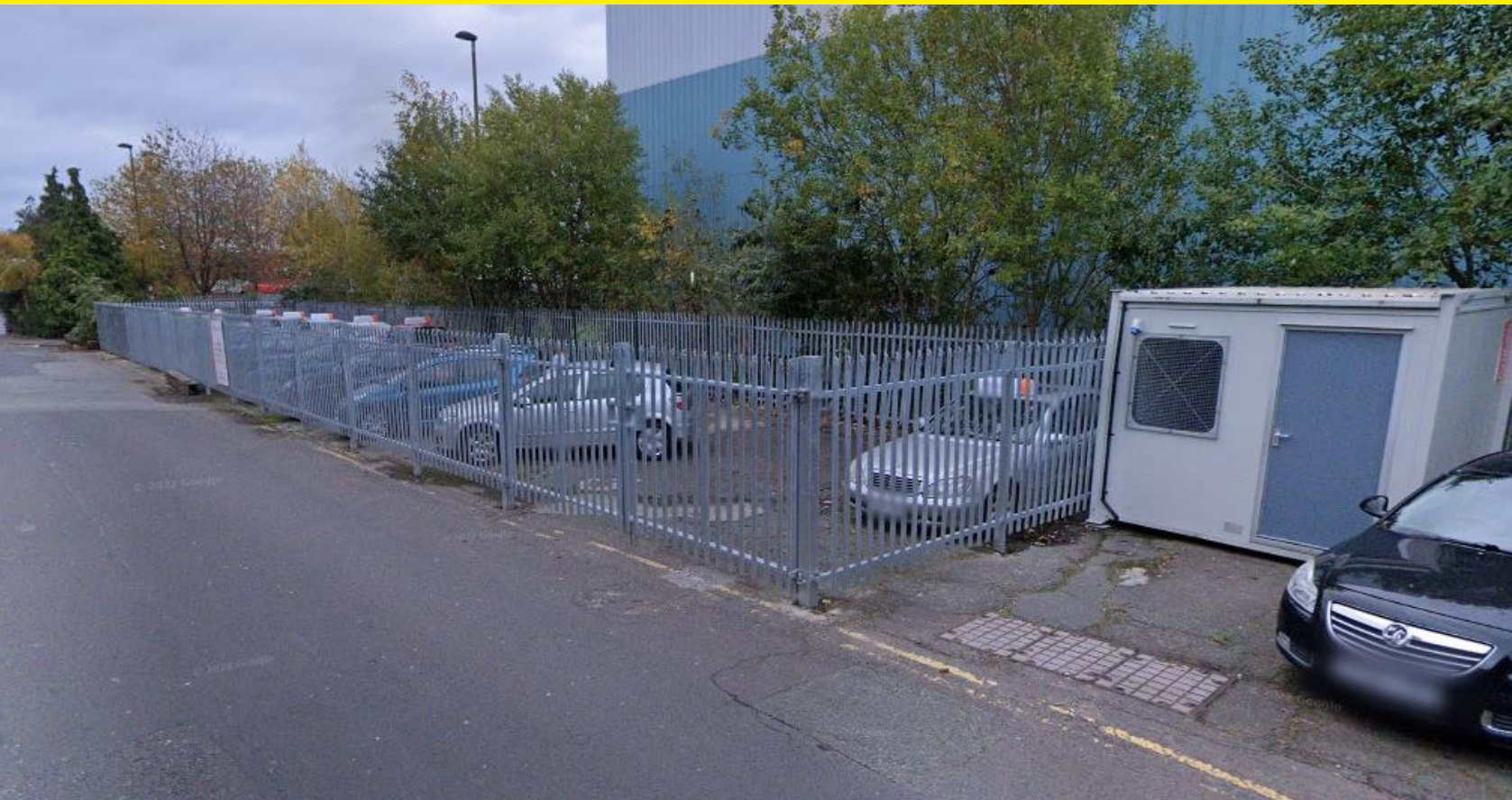


TO LET

0.12 acres (0.048 hectares)



Fully Secure Yard

Main Avenue
Trafford Park
M17 1FD



LOCATION

The site is located on Main Avenue at the corner of its junction with Westinghouse Road and to the rear of the L'Oreal building 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

A rectangular shaped site which is suitable for a number of uses including:

- Car parking / sales
- Vehicle storage
- External storage ideal for plant hire, civil engineering etc.

The site is fully secured with 6ft palisade fencing and 2 double gates.

ACCOMMODATION

The site measures circa 0.12 acres (0.048 hectares).

RATEABLE VALUE

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

PLANNING

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

RENTAL

Upon application.

VAT

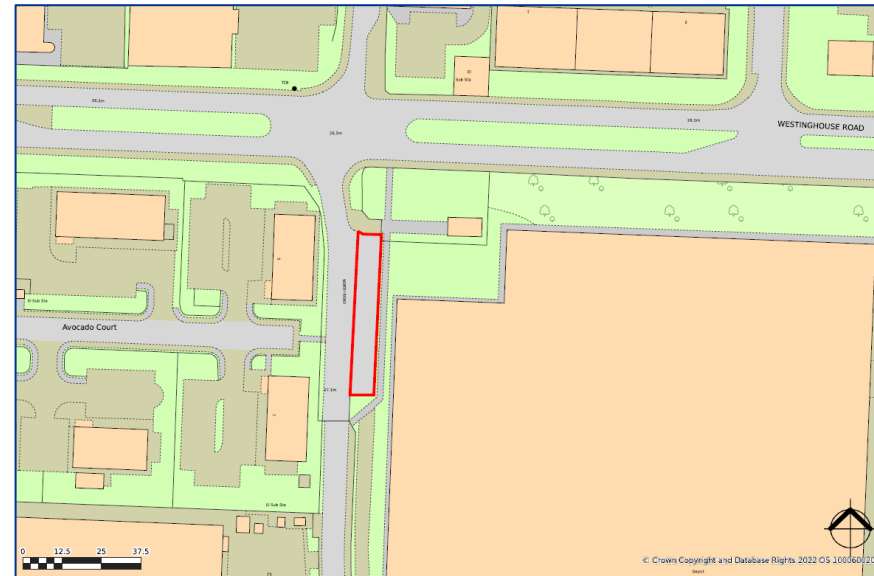
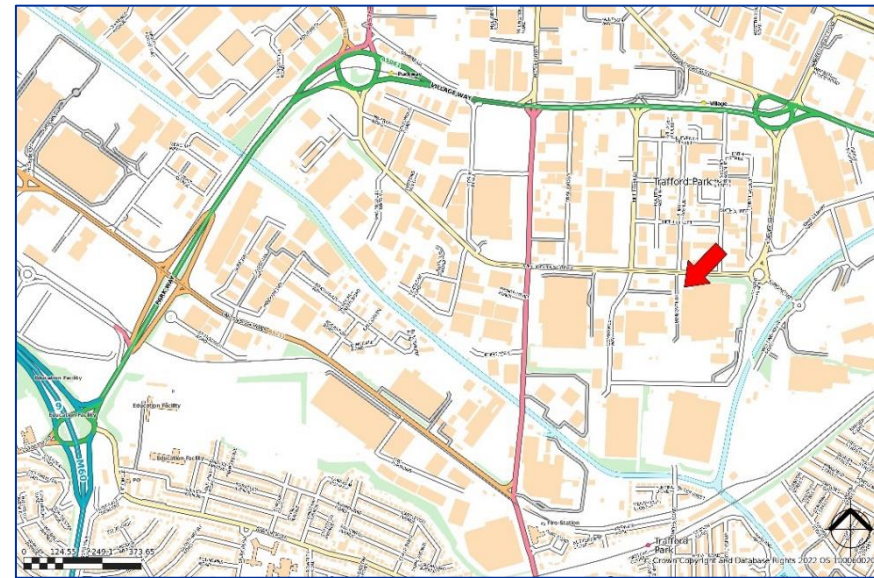
All prices are exclusive but may be liable to VAT at the prevailing rate.

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, two we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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April 2023