

TO LET

47,422 sq ft (4,405.98 sq m)

- Fully refurbished
- Prominently located in the heart of Trafford Park
- Motorway access within 5 minutes' drive
- Close to the new Tram link to Manchester City Centre and the Trafford Centre
- Fully racked with 5,880 pallet positions
- Eaves height 8.4m - 10m

Enter



Fully Racked Single Storey High Bay Warehouse

Building 2, Mosley Road
Trafford Park
Manchester, M17 1NB

dh DAVIES
HARRISON
REAL ESTATE
0161 236 9999
www.daviesharrison.com

Building 2, Mosley Road Trafford Park, Manchester, M17 1NB

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

FURTHER
INFORMATION

Location

The property is located on Mosley Road, north of the junction with Village Way (A5081) Trafford Park, Manchester.

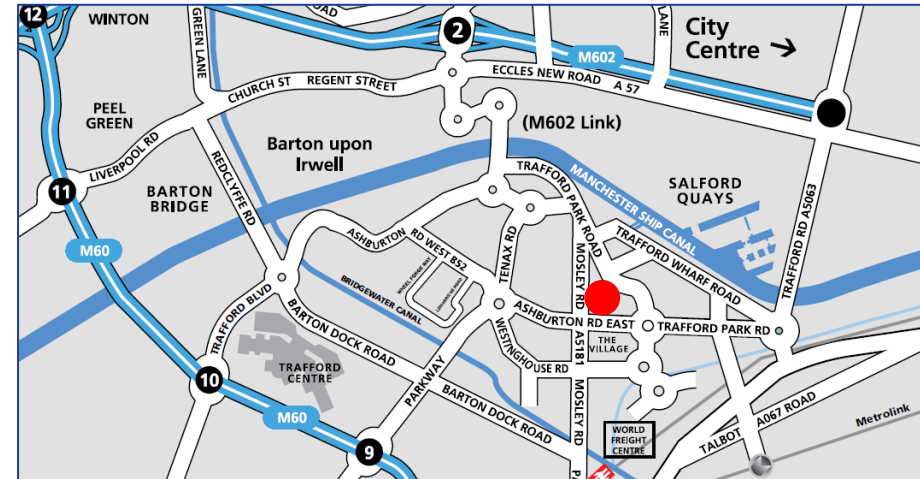
The property is located within close proximity of two Metrolink tram stops offering excellent public transport links across Greater Manchester. Parkway stop is located 800m south-west and Village stop is located 900m to the south-east.

Trafford Park is located approximately 3 miles (5km) to the west of Manchester City Centre. It has excellent access to the Manchester motorway network, Junction 2 of the M602 is approximately 1 mile (1.25km) to the north

Junctions 9, 10 and 11 of the M60 Manchester Orbital Motorway are within approximately 1.85 miles (3km). The M60 provides access to the M56 and Manchester International Airport which is approximately 10 miles (16 km).

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.



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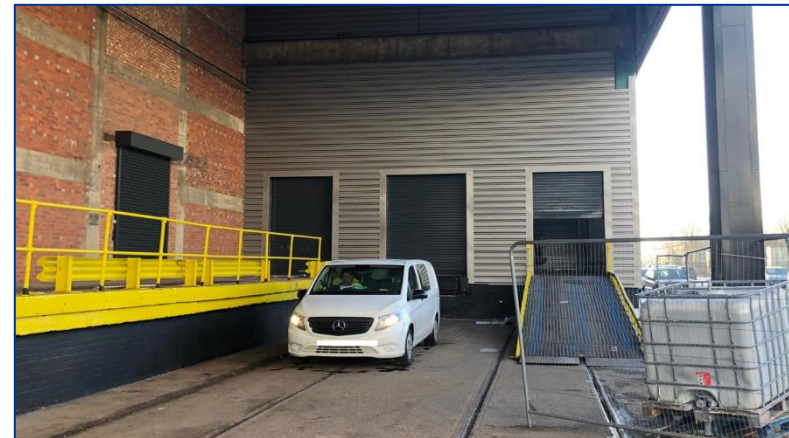
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Description

The property comprises a single storey high bay warehouse which has recently been fully refurbished.

It offers the following specification:

- Eaves height 8.4m - 10m
- 4 dock levellers
- 4 access doors
- Sealed and painted concrete floor
- Walls and ceiling are insulated
- Brand new sodium lighting
- Fully racked with 5,880 pallet positions
- Two storey office accommodation
- Walls are brick elevation with a single pitched roof
- Externally to the front elevation are two canopies with raised loading areas



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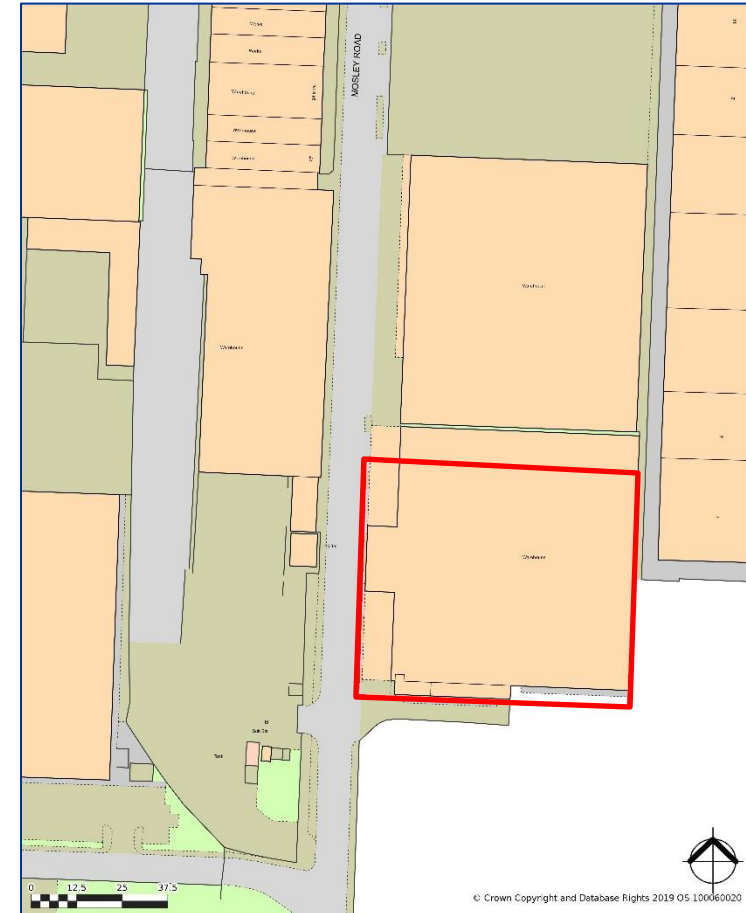
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Accommodation

Building 2 provides the following gross internal areas:

	Sq ft	Sq m
Bay 2	9,260	860.32
Bay 3	7,592	705.34
Bay 4	9,260	860.32
Bay 5	9,260	860.32
Loading Bay	3,479	323.38
Canopy	6,808	632.44
Total Accommodation	45,659	4,242.12
Ground Floor Office	498	46.28
First Floor Office (optional)	1,265	117.58
Total Office Accommodation	1,763	163.86
TOTAL ACCOMMODATION	47,422	4,405.98

NB. Boundary line is provided for indicative purposes only.



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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

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

Rental

Upon application.

VAT

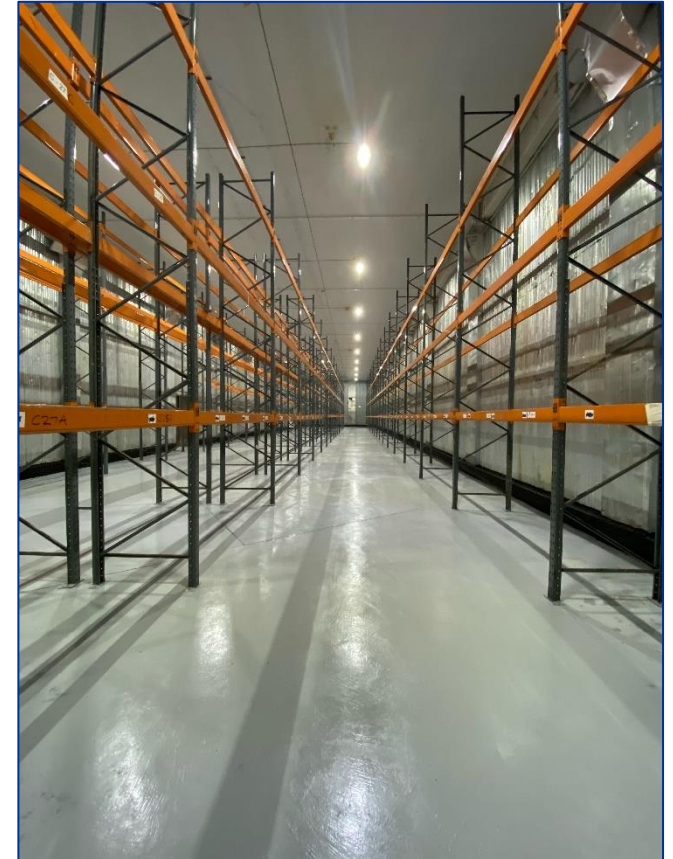
All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, 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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June 2023