

TO LET

29,869 SQ FT (2,774.881 SQ M)

(on a site area of 1.45 acres / 0.586 hectares)

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

- Detached unit
- Self-contained secure yard
- Loading on two elevations
- Mezzanine
- Two storey office accommodation



MARSHALL STEVENS WAY, TRAFFORD PARK, MANCHESTER, M17 1PP
SELF-CONTAINED INDUSTRIAL / WAREHOUSE WITH TWO STOREY OFFICES AND MEZZANINE

LOCATION

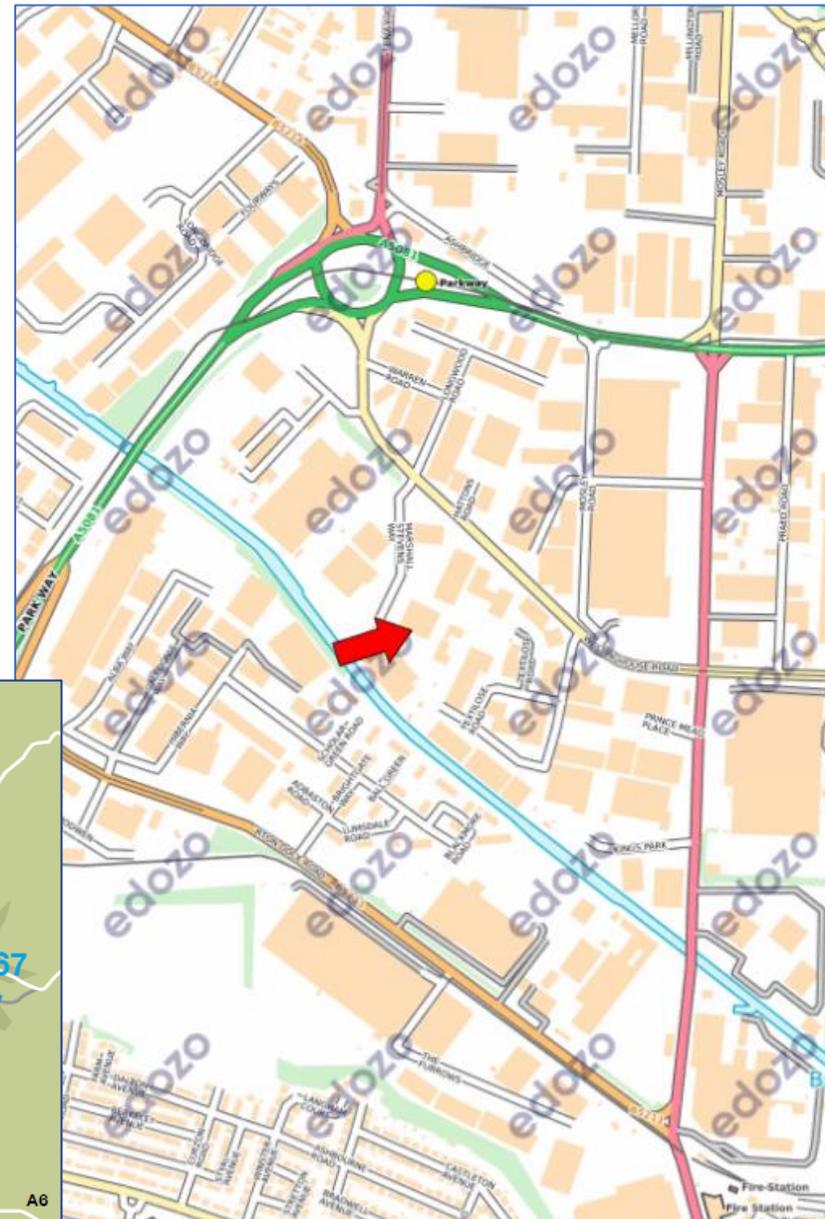
The property is situated on Marshall Stevens Way, off Westinghouse Road, in the heart of Trafford Park.

Manchester City Centre and Salford Quays are located approximately 3 miles and 1 mile to the east respectively, with Manchester International Airport being located approximately 9 miles to the south.

The Metrolink is approximately 600m away and provides direct links to the Trafford Centre, Manchester City Centre, Manchester Airport, Salford Quays, Bury and Altrincham.

Trafford Park

Globally recognised as a centre of excellence, Trafford Park was the first purpose-built Business Park in the World with over 9 million square feet of business space and remains one of the largest and most successful Business Parks in Europe being the home to over 1,330 businesses employing over 35,000 people.



DISTANCES

J9 M60	0.7 miles
Trafford Centre	1.6 miles
J2 M602	2.4 miles
Manchester City Centre	3 miles
Manchester Airport	9 miles



DESCRIPTION

Constructed in 2009, the property offers good quality detached warehouse benefitting from a significant yard area to both the front and rear of the property.

The specification of the unit is extremely high providing the following:

- Steel portal frame construction with plastisol coated cladding to roof and elevations
- Main entrance facility
- Stairwell and lift leading to first floor level
- Open plan warehouse space
- 12m haunch height
- 4 x level access loading doors (3 to the front, 1 to the rear and steelwork preparation for another)
- WCs / Staff welfare facilities
- Two storey office accommodation
- Mezzanine level

Externally

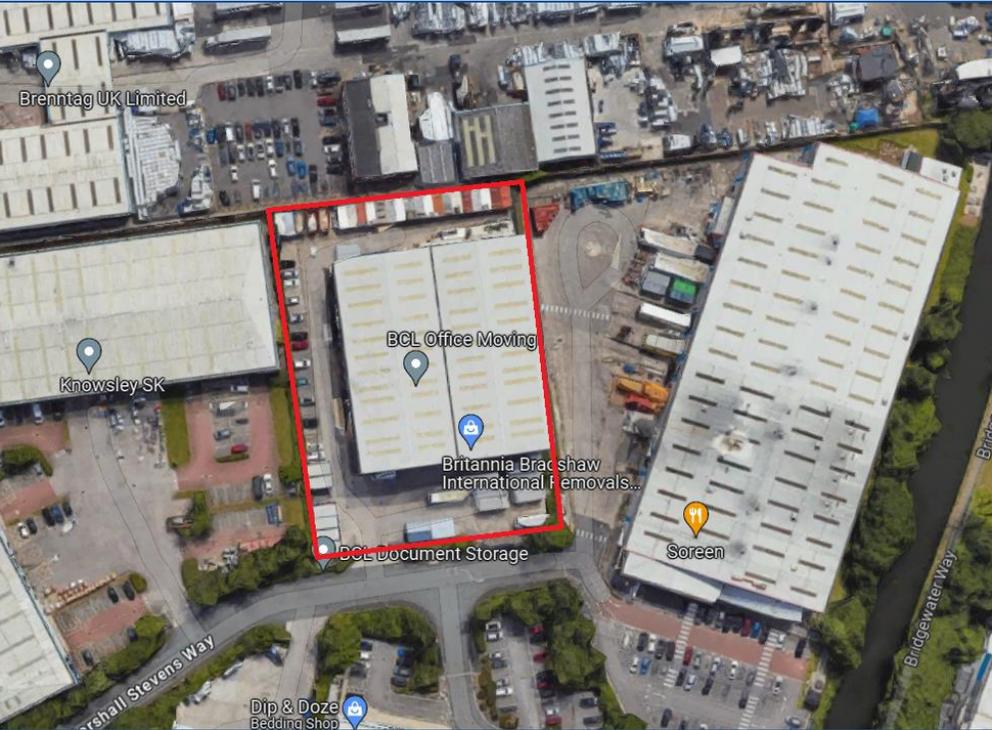
- Concrete yard areas to the front and rear
- Delineated parking spaces along the side elevation
- Secure site bounded by palisade fencing and swing action gates



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	22,409	2,081.884
Ground Floor	2,454	227.942
First Floor	2,454	227.942
Second Floor (inc Mezzanine)	2,552	237.113
Total	29,869	2,774.881
Site Area	1.45 acres	0.586 hectares



GALLERY



FURTHER INFORMATION

Services

We understand all mains services are available to the property including three phase electricity, gas, mains water and drainage. The services have not been tested.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request.

Rateable Value

The property is listed in the 2023 Rating List as “Warehouse and Premises” with a current Rateable Value of £165,000.

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

Planning

The property is situated within an established industrial estate, and we believe there to be no restrictions.

Interested parties should make their own enquiries of the Trafford Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

Terms

The property is available to lease on full repairing and insuring terms 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 purchasers / tenants. Prospective purchasers / tenants will need to provide proof of identity and residence.

Further Information / Viewings

For further information, or to arrange a viewing, please contact:



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IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are given 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.

March 2024