

TO LET

11,801 SQ FT (1,106.8 SQ M)

- Detached unit
- First floor office accommodation
- Level access loading
- Self-contained secure yard
- Site area of 0.72 acres (0.29 ha)
- Currently undergoing refurbishment

dh DAVIES
HARRISON
REAL ESTATE
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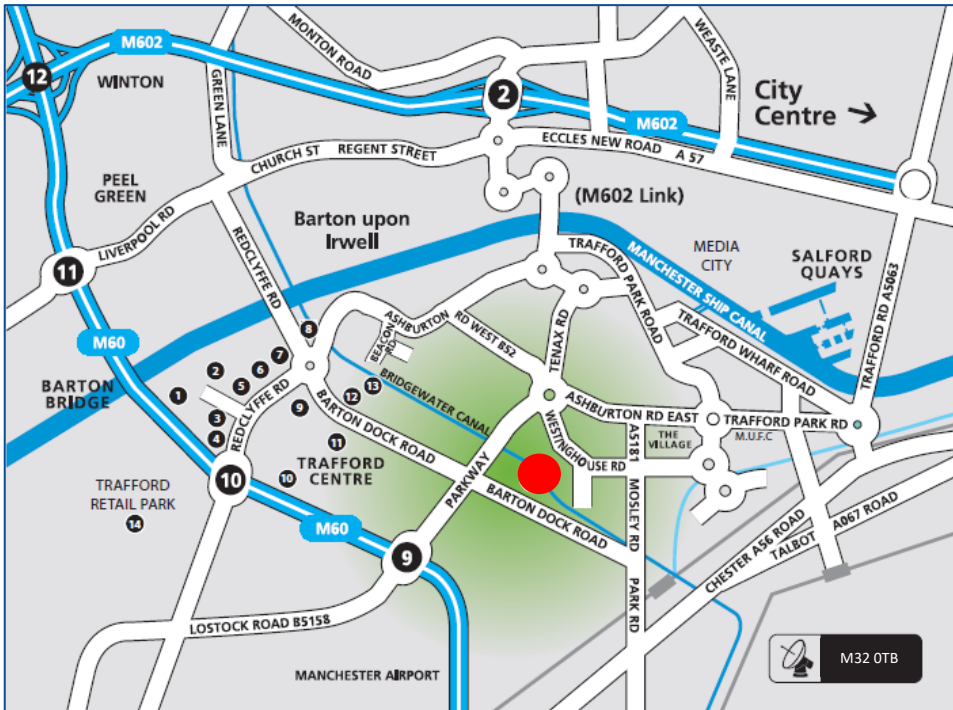
2 BRIGHTGATE WAY, TRAFFORD PARK, MANCHESTER, M32 0TB
SELF-CONTAINED INDUSTRIAL / WAREHOUSE FACILITY

LOCATION

The building is situated adjacent to Cobra Court in one of Trafford Park's premier business park locations. Brightgate Way is accessed off Barton Dock Road (B5211) close to its junction with Parkway (A5081), which is a short distance to Junction 9 of the M60 Motorway and close to Junction 2 of the M602.

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. The property is also within close proximity to Trafford Park Railway Station.



Trafford Park

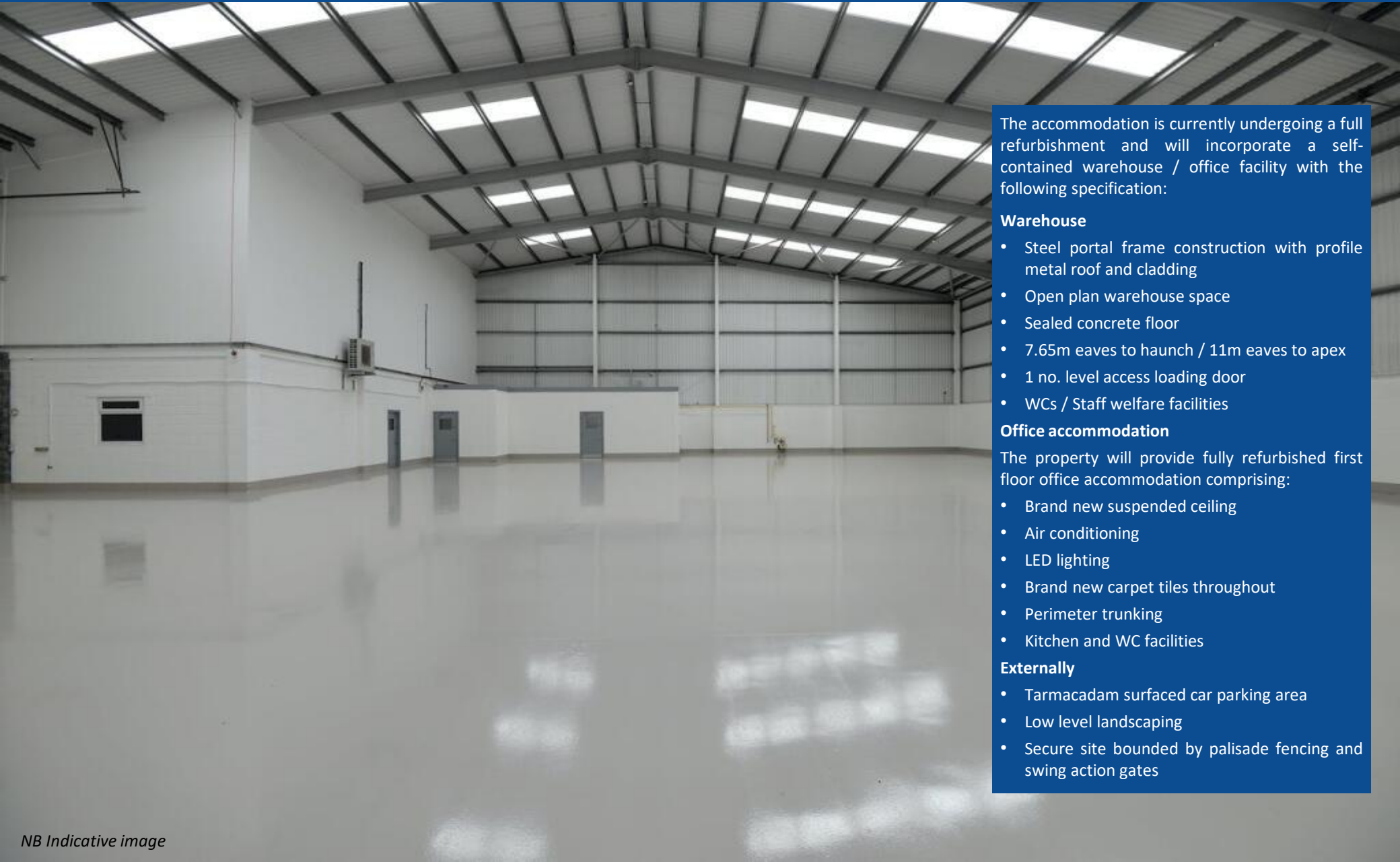
Globally recognised as a centre of excellence, Trafford Park was the first purpose-built Business Park in the World with over 9 million square feet of business space and remains one of the largest and most successful Business Parks in Europe being the home to over 1,330 businesses employing over 35,000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



DISTANCES

M60 J9	0.7 miles
Trafford Centre	1.6 miles
M602 J12	2.4 miles
Manchester City Centre	3 miles
Manchester Airport	9 miles

DESCRIPTION



The accommodation is currently undergoing a full refurbishment and will incorporate a self-contained warehouse / office facility with the following specification:

Warehouse

- Steel portal frame construction with profile metal roof and cladding
- Open plan warehouse space
- Sealed concrete floor
- 7.65m eaves to haunch / 11m eaves to apex
- 1 no. level access loading door
- WCs / Staff welfare facilities

Office accommodation

The property will provide fully refurbished first floor office accommodation comprising:

- Brand new suspended ceiling
- Air conditioning
- LED lighting
- Brand new carpet tiles throughout
- Perimeter trunking
- Kitchen and WC facilities

Externally

- Tarmac surfaced car parking area
- Low level landscaping
- Secure site bounded by palisade fencing and swing action gates

ACCOMMODATION

The property provides the following Gross External Area:

	Sq ft	Sq m
Ground floor	10,775	1,001
First floor office & ancillary	1,026	105.8
Total	11,801	1,106.8
Site Area (approx.)	0.72 acres	0.29 ha



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

The property has a current EPC Rating of 'D'.

A copy of the 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 an established office / business park / industrial estate.

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 tenants. Prospective 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 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. (4) The Directors of Davies Harrison have an interest in the property. (5) Indicative images are provided of how the property is anticipated to look following refurbishment.

May 2024