

# TO LET

## 6,520 SQ FT (605.8 SQ M)

- Located in the heart of Trafford Park
- Eaves height of 7m
- Secure yard
- Excellent condition

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**UNIT 5, BRIGHTGATE WAY, TRAFFORD PARK, MANCHESTER, M32 0TB**  
GOOD QUALITY OFFICE, SHOWROOM AND WAREHOUSE ACCOMMODATION



## LOCATION

Brightgate Way is accessed off Hibernia Way on the north side of Barton Dock Road (B5211) close to its junction with Parkway (A5081), which is a short distance to Junction 9 of the M60 Motorway. The property is conveniently situated 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 8 miles to the south.

Additionally, Trafford Park Railway Station is within 5 minutes' walk and the proposed Metrolink extension is to provide direct links to the Trafford Centre, Manchester City Centre, Salford Quays, Bury and Altrincham.

## DESCRIPTION

The unit comprises a mid-terrace self-contained property within a terrace of five units. The property provides good quality office, showroom and warehouse accommodation offering the following specification:

- Steel portal frame construction
- Brick built and profile metal clad elevations
- Clear headroom of 7m
- Large fully self-contained concrete yard
- Three phase electricity
- Drive-in loading door

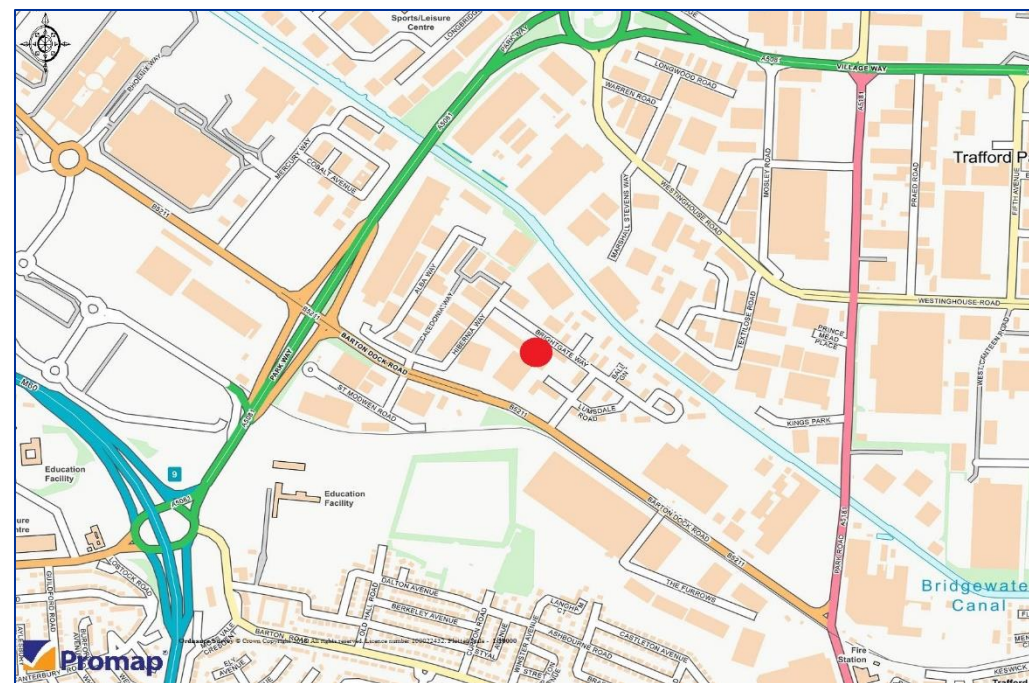
## ACCOMMODATION

The property has the following Gross Internal Area (GIA):

	Sq ft	Sq m
Ground Floor Warehouse	3,786	351.8
Ground Floor Offices & Showroom	1,367	127.0
First Floor Offices	1,367	127.0
<b>Total</b>	<b>6,520</b>	<b>605.8</b>

## EPC

The property has an Energy Performance rating of 'D'. A copy of the Energy Performance Certificate is available upon request.



## SERVICES

The property is connected to mains drainage. Water and electricity are connected from public supplies.

## RATEABLE VALUE

The property is listed as "Warehouse and Premises" with a Rateable Value within the 2023 Rating List of £34,250.

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

## PLANNING

The property 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 local Planning Department and satisfy themselves that their proposed use is acceptable.

## TERMS

The property is available by way of a full repairing and insuring lease for a term to be agreed.

## RENTAL

Upon application.

## VAT

All prices are quoted 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:



**MAX SEED**  
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