

TO LET

0.56 ACRES (0.226 HECTARES)

- Water and electric connections
- Fully secure site
- Prominent position
- Located in the heart of Trafford Park
- Ideal for car sales / car wash / civil engineering / scaffolding / open storage / containers

Reflex Pack Plus

dh **DAVIES HARRISON**
REAL ESTATE

0161 236 9999

www.daviesharrison.com

TRAFFORD PARK ROAD, TRAFFORD PARK, MANCHESTER, M17 1HG
SECURE OPEN STORAGE SITE

THE SITE



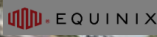
WARREN BRUCE RD

TRAFFORD WHARF ROAD

TRAFFORD PARK ROAD



VILLAGE WAY



Second Ave



WHARF SIDE WAY



EUROPA WAY



JOHN GILBERT WAY



WELLBOX



The bread and butter thing

WESTINGHOUSE ROAD



L'ORÉAL



Image Landsat / C

Google Earth

Location

The site is situated in a highly prominent position fronting Trafford Park Road, one of the busiest routes through Trafford Park leading to Manchester City Centre.

The site is situated within close proximity to the M60 and M602 Motorways within the heart of the village in Trafford Park.

Description / Site Area

The existing building is currently being demolished and will leave a hardstanding level site which is to be fully fenced. The total site area extends to 0.56 acres (0.226 hectares).

Services

Water and three phase electricity is available to the site.

Rateable Value

The ingoing tenant will be responsible for payment of business rates during the period of their occupation.

Planning

Interested parties should make their own enquiries of the local Planning Department and satisfy themselves that their proposed use is acceptable.

Terms / Rent

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

Rent

Upon application.

VAT

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

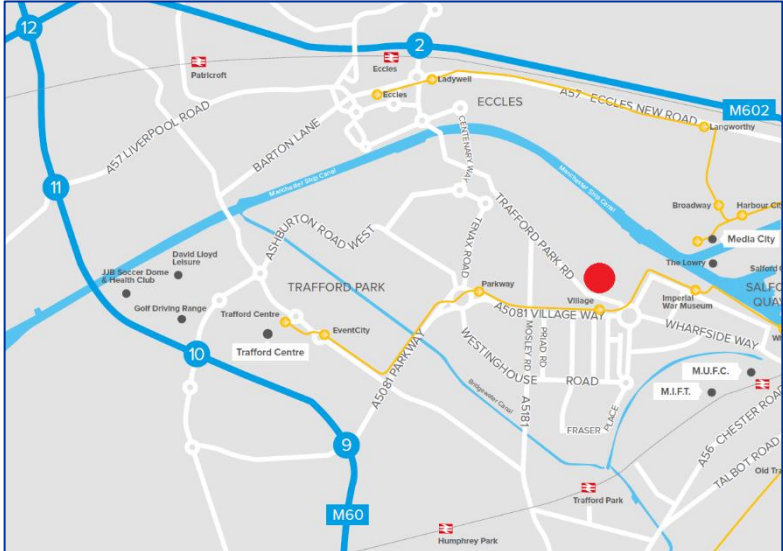
Legal Costs

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.

IMPORTANT NOTICE
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Aerial images provided by Google Earth.



Further Information / Viewings

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

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