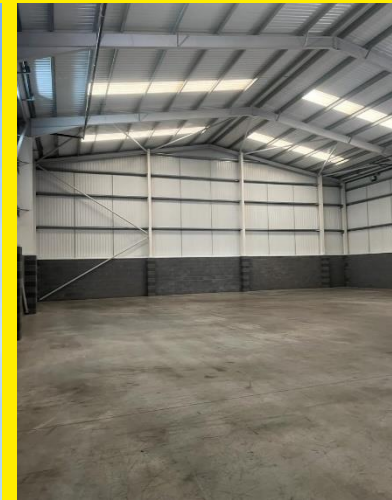


TO LET

6,057 sq ft (562.69 sq m)

- Located in the heart of Trafford Park
- Self-contained secure building
- Clear headroom of 7.5m



High Quality End-Terrace Modern Industrial / Warehouse Unit

Brightgate Way – Unit 11

Trafford Park

Manchester

M32 0TB

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

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 self-contained property within a terrace of five units, with Unit 11 being the end unit. The industrial / warehouse accommodation provides good quality open plan space with an eaves height of 7.5 metres to the underneath of the haunch.

SPECIFICATION

- Steel portal frame construction
- Brick built and profile metal clad elevations
- Clear headroom of 7.5m
- Staff welfare facilities
- Large fully self-contained concrete yard
- Three phase electricity
- Drive-in loading door

EPC

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

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

ACCOMMODATION

	Sq ft	Sq m
Warehouse	6,057	562.69
Site Area	0.289 acres	0.117 ha

RATEABLE VALUE

The property is listed as "Warehouse and Premises" with a Rateable Value within the 2023 Rating List of £37,000.

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

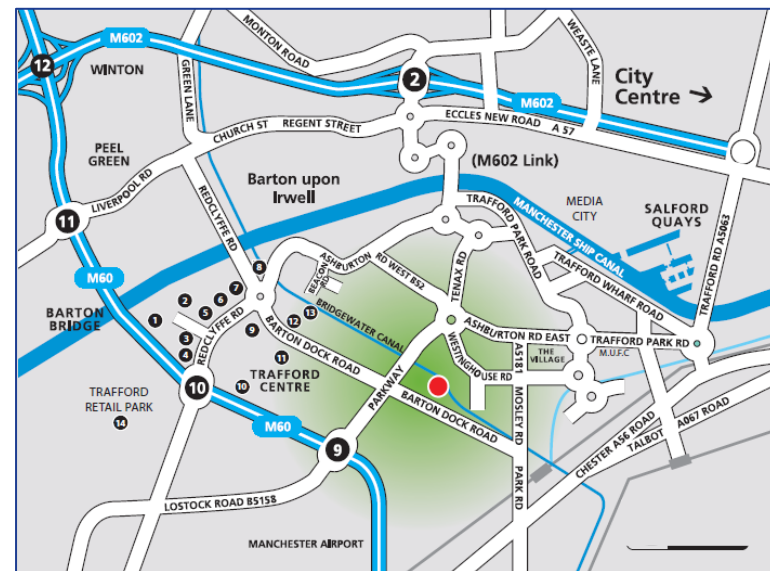
All prices are quoted exclusive of, but may be liable to, VAT at the prevailing rate.

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, two forms of identification and confirmation of the source of funding will be required from the successful occupier.



FOR FURTHER INFORMATION, OR TO ARRANGE A VIEWING, PLEASE CONTACT:

MAX SEED
07712 425189
max@daviesharrison.com

JOHN HARRISON
07767 648094
john@daviesharrison.com

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

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. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property. May 2023