

# 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



UNIT 11, BRIGHTGATE WAY, TRAFFORD PARK, MANCHESTER, M32 0TB

HIGH QUALITY END-TERRACE MODERN INDUSTRIAL / WAREHOUSE UNIT

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.

Brightgate Way is located less than 1 mile from Barton Dock Road Metrolink tram station which provides direct access to The Trafford Centre and Manchester City Centre.

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 offering the following 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

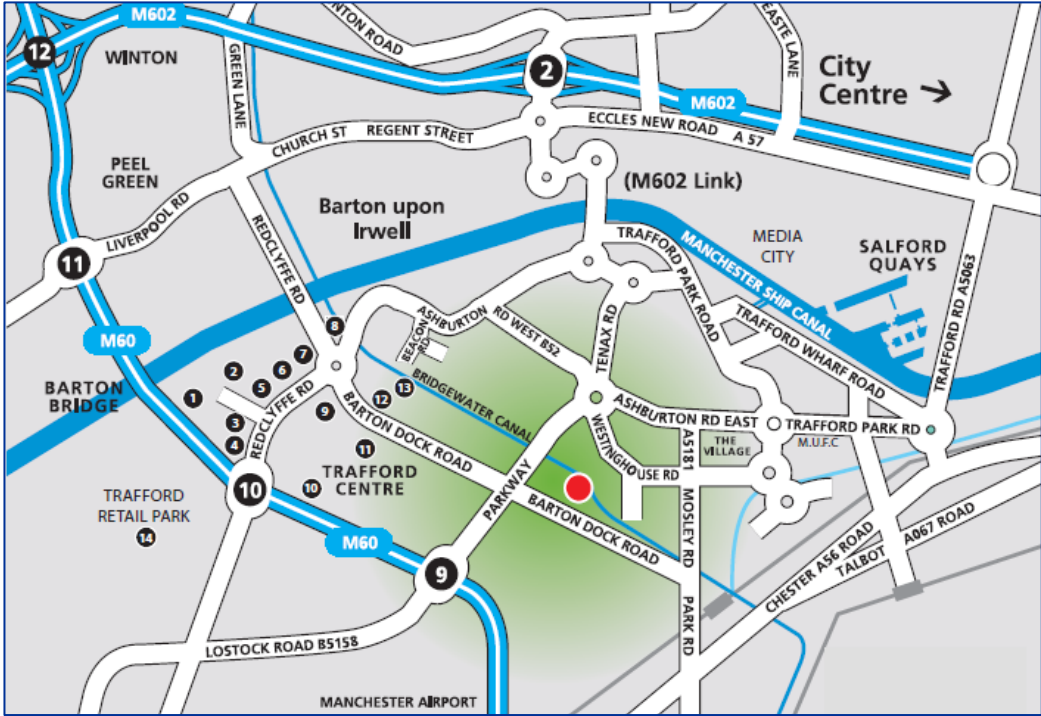
ACCOMMODATION

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

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

EPC

The property has as Energy Performance rating of ‘C’. A copy of the Energy Performance 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.

# 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, 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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