

FOR SALE / TO LET

MODERN SEMI-DETACHED SINGLE STOREY INDUSTRIAL / WAREHOUSE UNIT



- Prominently located on the junction of Fourth Avenue, Fifth Street and Fifth Avenue
- M60 and M602 within ½ mile
- 5.2m eaves
- Ground floor office accommodation
- Rare freehold opportunity



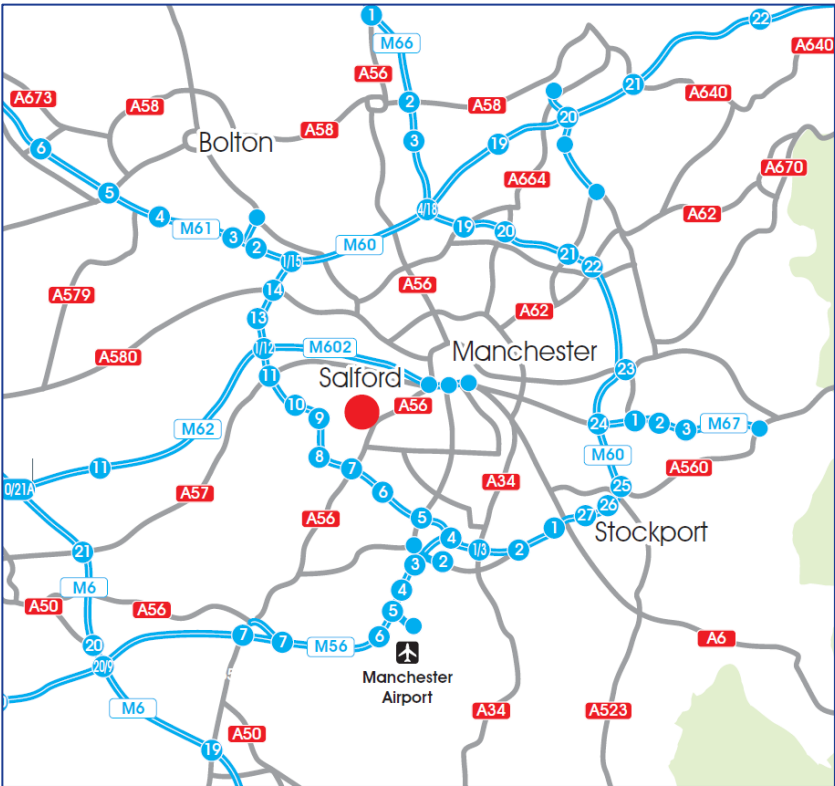
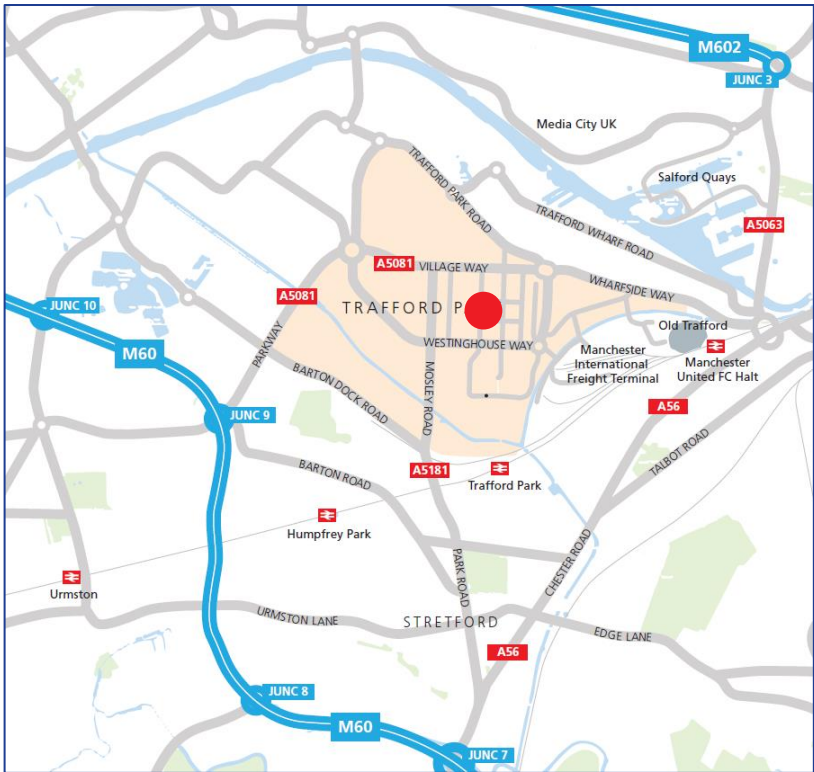
**FOURTH AVENUE, THE VILLAGE, TRAFFORD PARK, MANCHESTER,
M17 1DB**

10,222 sq ft (949.68 sq m) on a site area of 0.52 acres

LOCATION

The property is situated fronting Fourth Avenue at its junction with Fifth Street in the popular ‘Village’ area of Trafford Park, the North West’s premier industrial location. Five motorway junctions are within 5 minutes’ drive; three to the south side M60 (Junctions 8, 9 and 10) and two to the north (M602 Junctions 1 and 2).

The property is within close proximity to the Village Metrolink tram station which links to the Trafford Centre, Manchester City Centre and surrounding conurbations.



- | | | | | |
|---|---|--|--|--|
| 
Village Metrolink Stop
0.3 miles | 
M60 Motorway Junction 9
2 miles | 
Trafford Park Railway Station
2.5 miles | 
Manchester City Centre
3.3 miles | 
M62 Motorway Junction 12
4 miles |
| 
Manchester Piccadilly Train Station
4.3 miles | 
M56 Motorway Junction 3
7.3 miles | 
Manchester International Airport
9.6 miles | 
M6 Motorway Junction 21
15 miles | 
Liverpool John Lennon Airport
30 miles |

TRAFFORD PARK



Trafford Centre

Manchester City Centre ↗

Kellogg's

Green Group

Adidas UK

Amazon

CHEP UK

Media City →

Kamac

XPO Logistics

L'Oreal

AKW Group

XPO Euroterminal

Manchester International
Freight Terminal

DESCRIPTION

The property comprises a modern semi-detached single storey warehouse / industrial unit of steel portal frame construction with profile metal clad elevations offering the following specification:

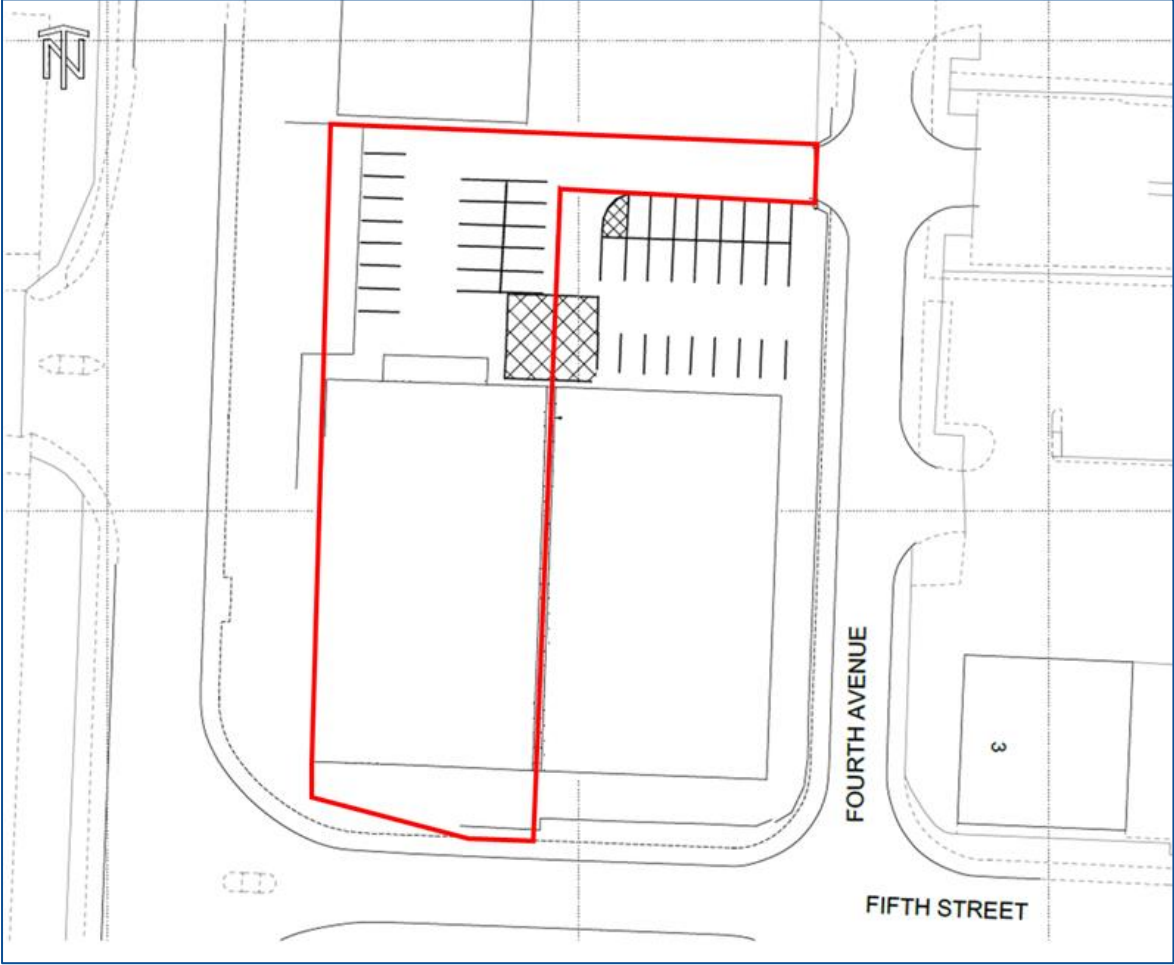
- Eaves height of approximately 5.2m
- Open plan industrial / warehouse area
- Racking to warehouse
- High quality office accommodation which benefits from LED lighting and air conditioning
- Male and female WCs and kitchen
- Mezzanine area storage



ACCOMMODATION

The property comprises the following Gross Internal Area:

	Sq ft	Sq m
Ground Floor Warehouse	7,591	705.21
Ground Floor Offices / Amenities	2,312	214.83
Total Ground Floor	9,903	920.04
Additional Mezzanine storage	319	29.64
Total	10,222	949.68
Site Area	0.52 Acres	0.21 ha



FURTHER INFORMATION

Services

All mains services are available to the property.

Energy Performance Certificate

The property has an EPC rating of 'C'.

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

Interested parties should make their own enquiries of the Trafford Metropolitan Borough Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

Tenure

The property is available to purchase freehold under title number GM907731.

Alternatively, a lease on full repairing and insuring terms to be agreed may be considered.

Price / 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 purchasers / tenants who will need to provide proof of identity and funds upon agreement of terms.

Further Information / Viewings

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



RICK DAVIES
07831 658804

rick@daviesharrison.com

JOHN HARRISON
07767 648094

john@daviesharrison.com

IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are given 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.

August 2025