

TO LET

17,216 SQ FT (1,599.30 SQ M) ON A SITE AREA OF 0.55 ACRES (0.223HA)
SELF-CONTAINED HIGH-BAY WAREHOUSE WITH TWO STOREY OFFICE ACCOMMODATION

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

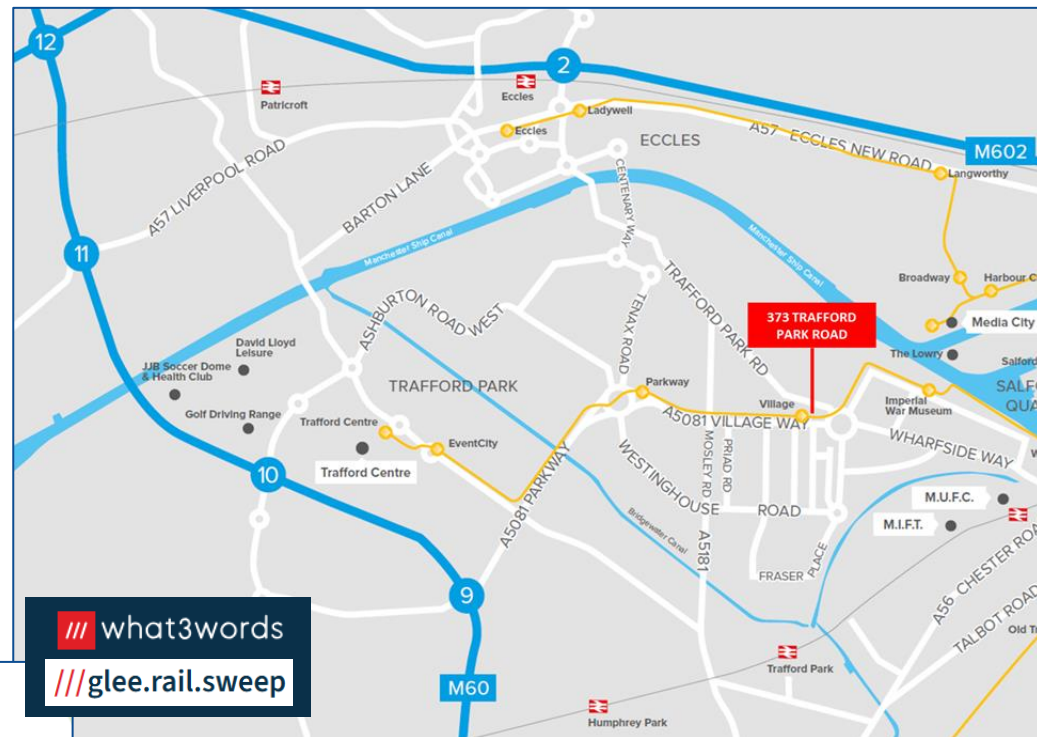
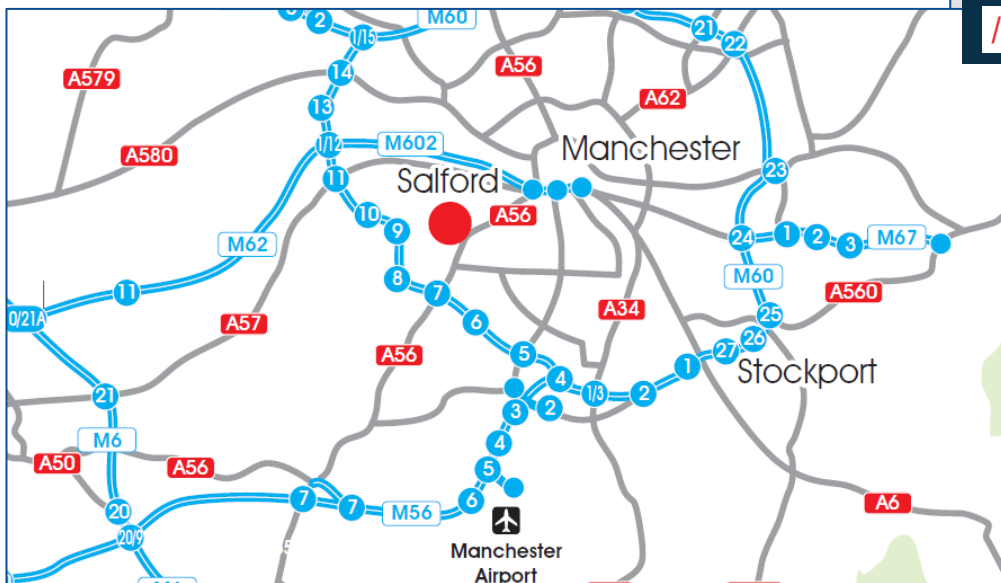
- High profile location
- Good quality warehouse and office accommodation
- Self-contained car parking and yard
- 11.5m eaves height
- Substantial power available



373 TRAFFORD PARK ROAD, TRAFFORD PARK, MANCHESTER, M17 1AN

LOCATION

- High profile position fronting Trafford Park Road and the A5081 Village Way and the Metrolink tram line to the rear.
- The property benefits from close proximity to Junctions 9 and 10 of the M60 and Junction 2 of the M602.
- Excellent public transport links; the Village Metrolink Tram stop is located 250m from the subject property with bus stops located directly opposite the subject property on Trafford Park Road, and Trafford Park Railway Station is 1 mile to the south.
- Manchester City Centre is approximately 3 miles to the north-west and Manchester International Airport 9 miles to the south.



Village Circle
Bus Stop
500ft



Village
Metrolink Stop
250m



M60 Motorway
Junction 9
1 mile



M602 Motorway
Junction 2
1.8 miles



M602 Motorway
Junction 3
2 miles



M60 Motorway
Junction 10
2.5 miles



Manchester
City Centre
3 miles



Manchester
International Airport
9 miles

DESCRIPTION

The property comprises a brick built high-bay warehouse unit under a pitched metal clad roof with brickwork walls up to the eaves, offering the following specification:

Main Warehouse

- Open plan warehouse
- Eaves height of 11.5m
- Loading via 3 roller shutter doors
- Fluorescent strip lighting
- Concrete floor

Side Warehouse

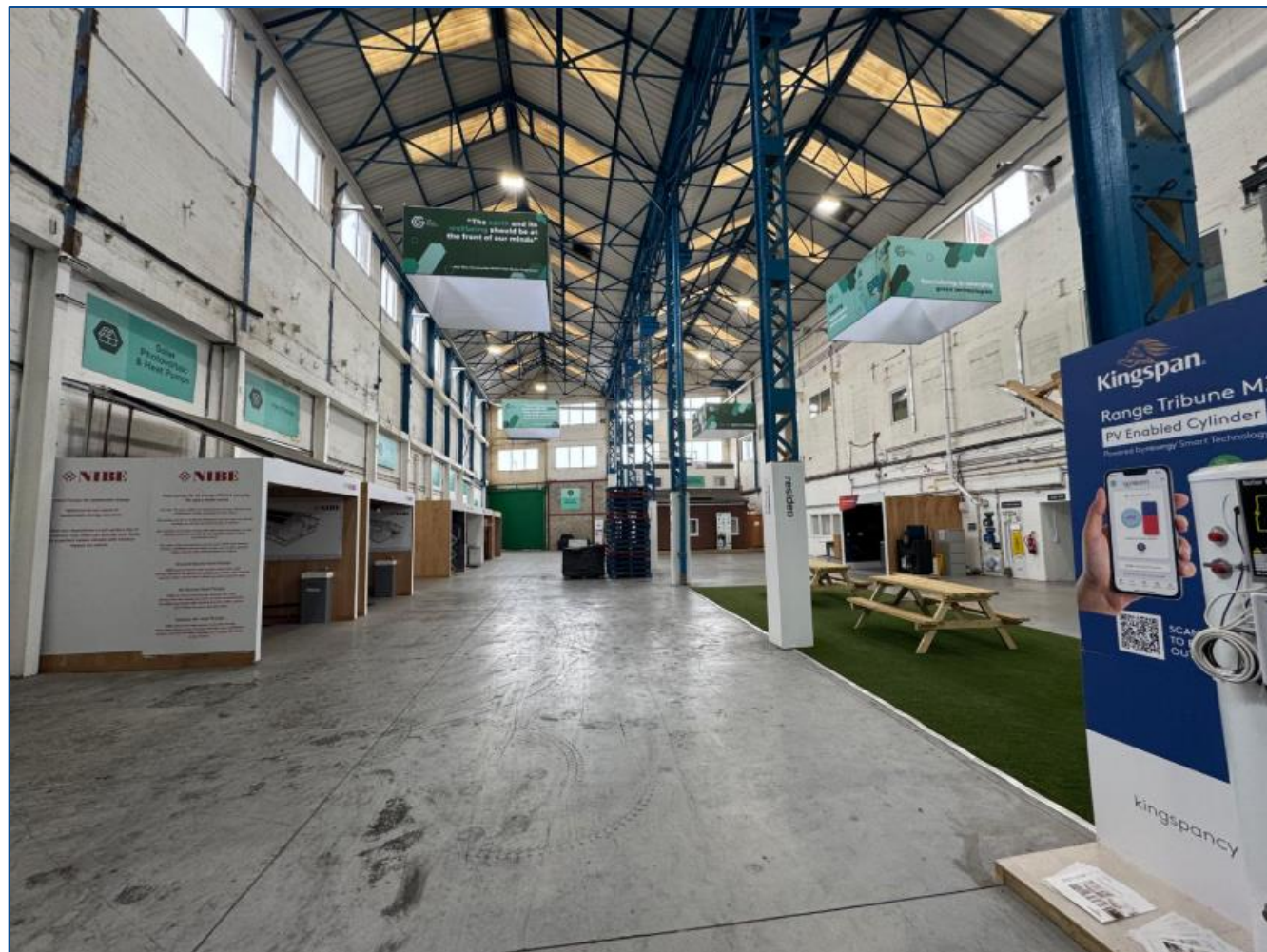
- Open plan warehouse
- Eaves height of 5.6m
- Fluorescent strip lighting
- Concrete floor

Office Accommodation

- Two storey adjoining the warehouse
- Carpeted floors
- Painted plastered walls
- Fluorescent strip lighting
- WC and kitchen facilities

External

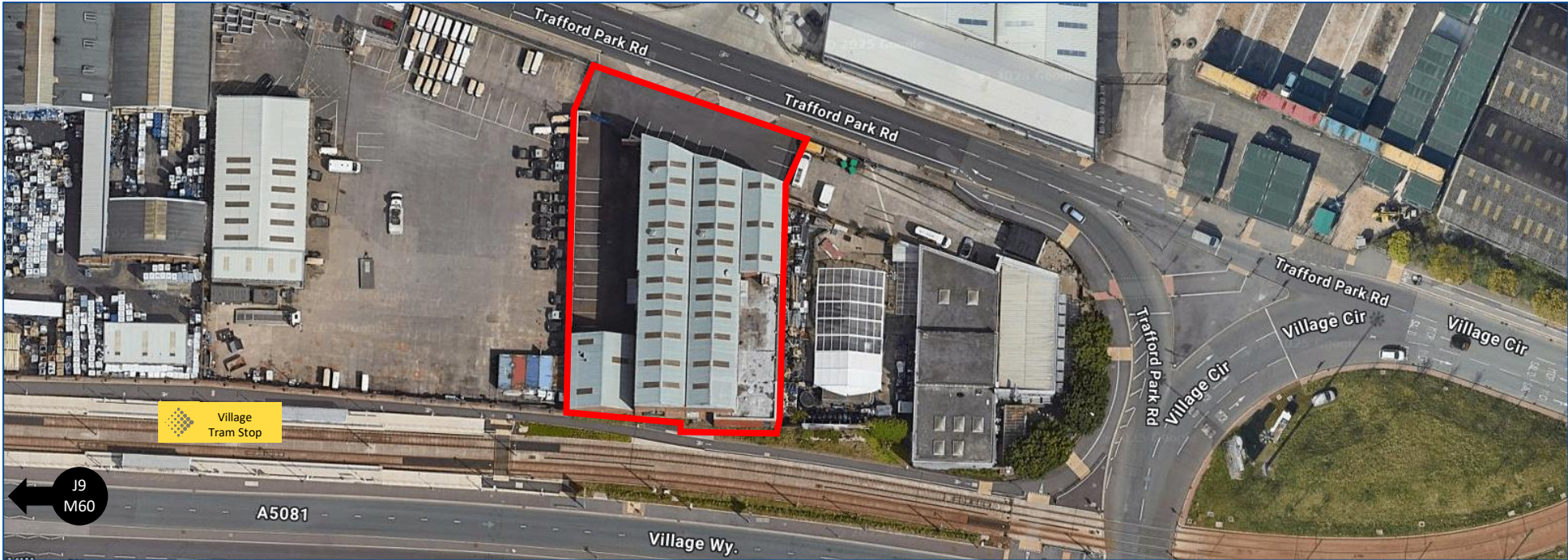
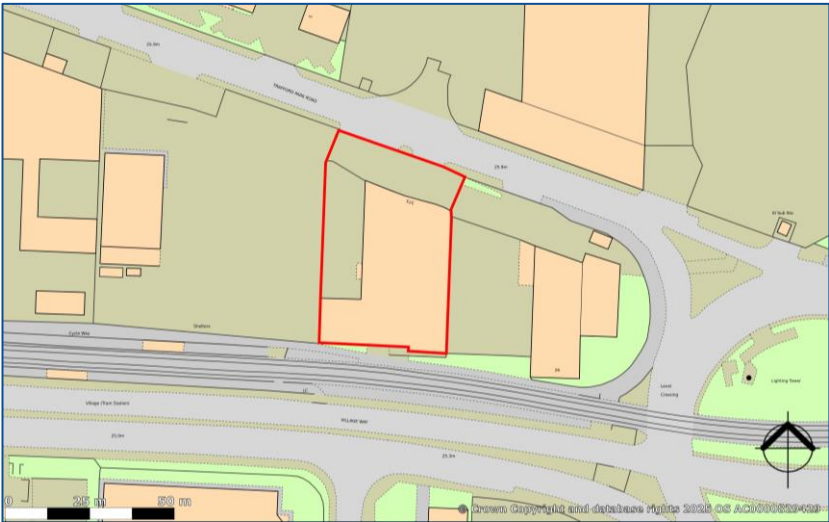
- Dedicated onsite substation; up to 1,000 kVA power capacity may be available
- 20 no. delineated car parking spaces
- Secure yard



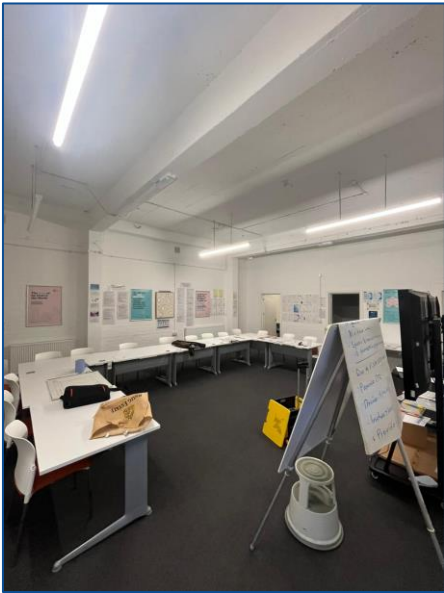
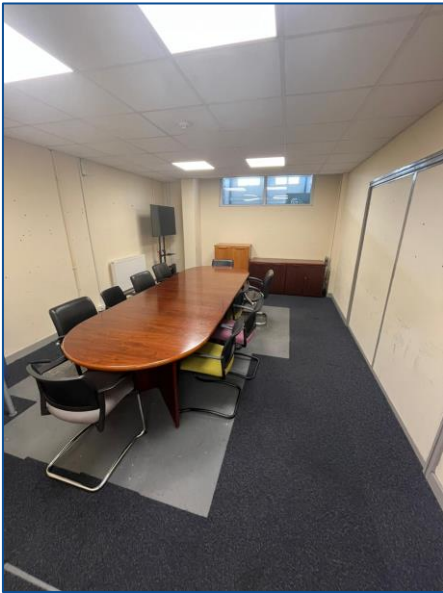
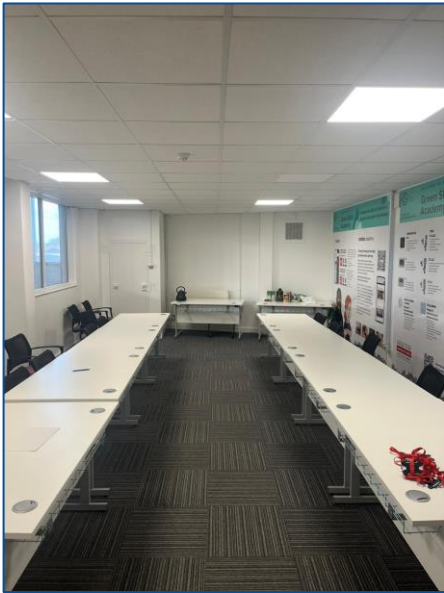
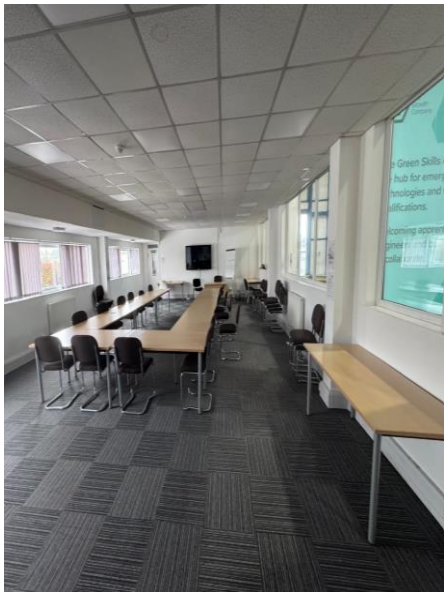
ACCOMMODATION

The property provides the following Gross Internal Area:

	Sq ft	Sq m
Warehouse	8,632	801.92
Side Warehouse	1,640	152.34
Ground Floor Offices	3,472	322.52
First Floor Offices	3,472	322.52
Total	17,216	1,599.30
Site Area (approx.)	0.55 acres	0.223 ha



GALLERY



FURTHER INFORMATION

Services

All mains services are available to the property.

Dedicated on-site substation; up to 1,000 kVA power capacity may be available.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request.

Rateable Value

The property is entered in the 2023 Rating List as “Factory and Premises” with a Rateable Value of £51,000.

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 by way of a new full repairing and insuring lease on terms 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 confirmation of address 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.

We will require clarification of availability of the power capacity from the supplier.

November 2025