

# TO LET – PRELIMINARY ANNOUNCEMENT

HIGH QUALITY DETACHED MANUFACTURING / DISTRIBUTION UNIT  
TO BE FULLY REFURBISHED

**dh** DAVIES  
HARRISON  
REAL ESTATE

**0161 236 9999**

[www.daviesharrison.com](http://www.daviesharrison.com)



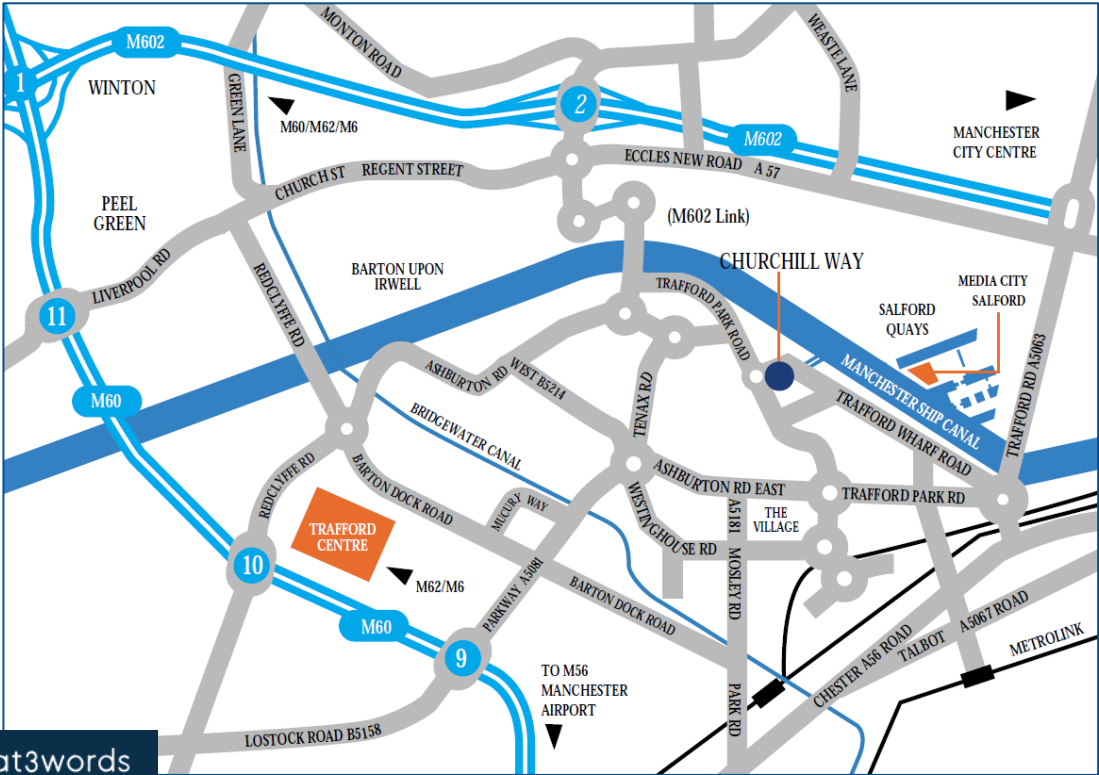
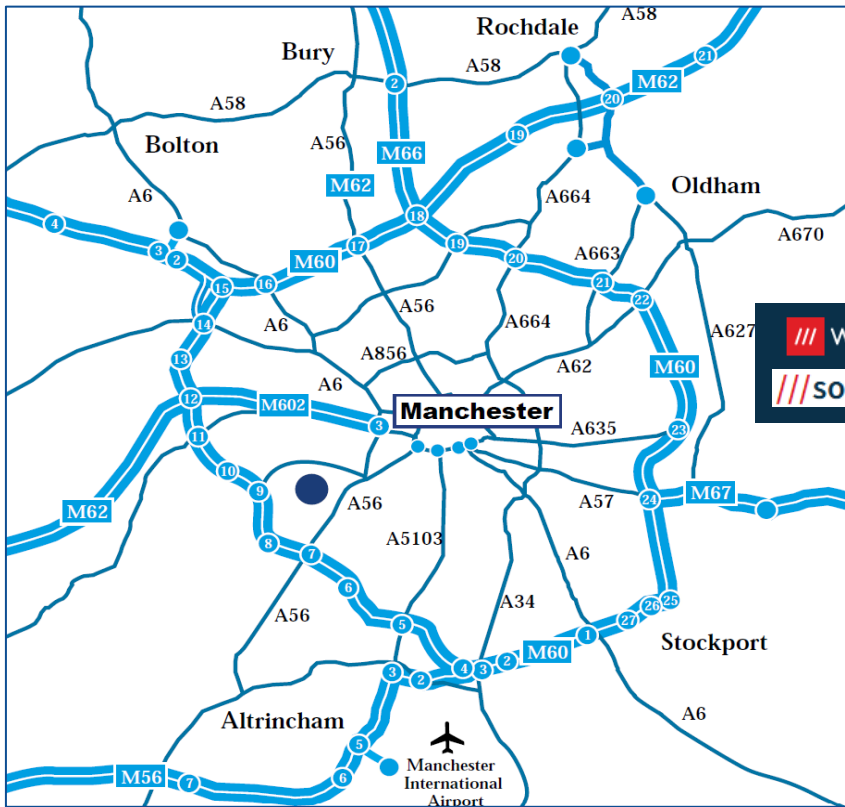
**UNIT 2, CHURCHILL POINT, CHURCHILL WAY, TRAFFORD PARK,  
MANCHESTER, M17 1BS**

**24,583 SQ FT (2,283.8 SQ M) ON A SITE AREA OF 1.12 ACRES (0.453 HA)**

# LOCATION

Unit 2 Churchill Point is located close to the junction of Churchill Way and Trafford Park Road in the heart 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 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.



what3words  
solo.races.ever

				
Village Metrolink Stop 0.5 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





# DESCRIPTION

The property comprises a high-quality detached manufacturing / distribution unit comprising warehouse and two storey offices.

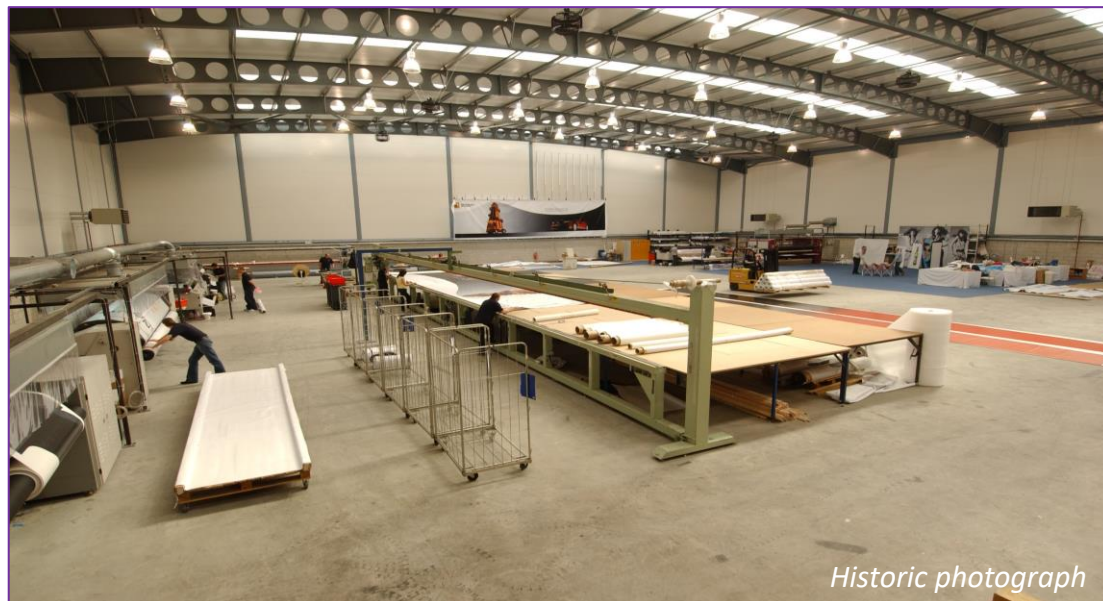
The property benefits from the following specification:

- Domed roof
- 8m to underside of haunch
- 3 drive-in loading doors
- High-quality two storey offices
- Offices fully heated and lit including air conditioning
- Perimeter trunking to office area
- Substantial secured concrete yard
- Power supply of 194 kVA

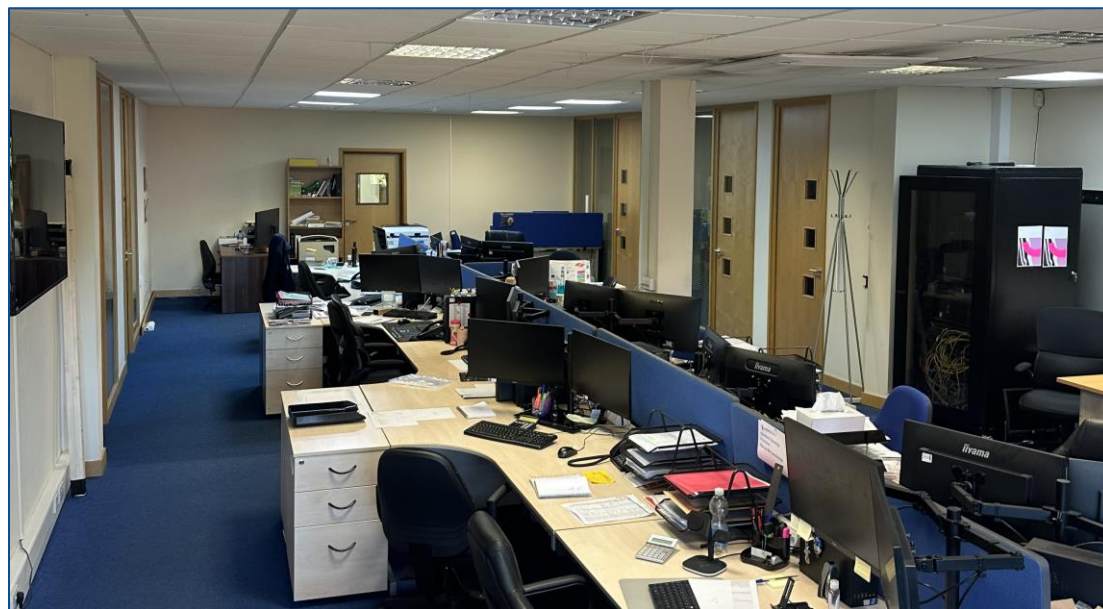
## Refurbishment

The property can be refurbished to occupier's requirements however it is proposed the following is undertaken:

- Fully refurbished offices
- Warehouse to be open plan and comprehensively redecorated
- External steelwork to be re-painted
- External yard and landscaping to be cleared and enhanced



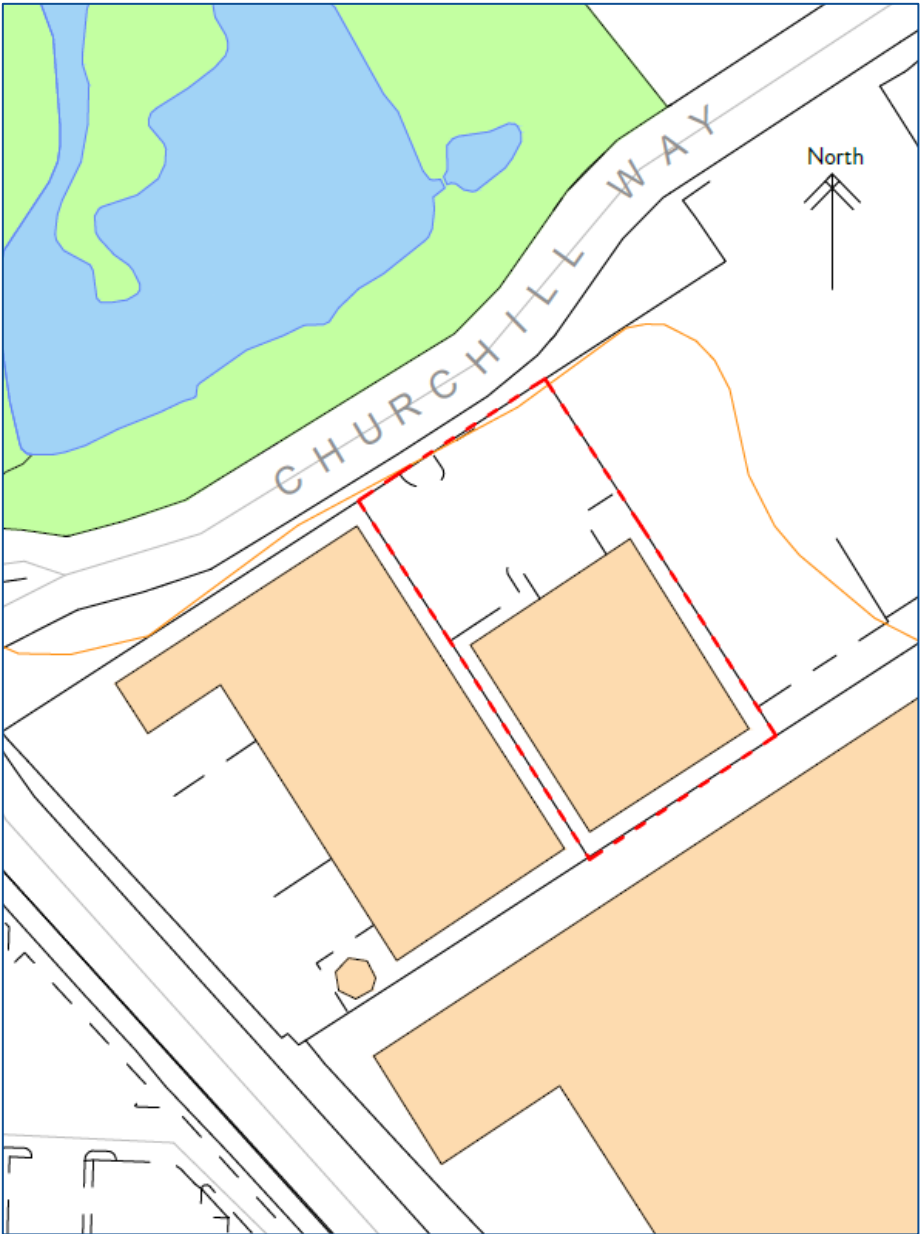
*Historic photograph*



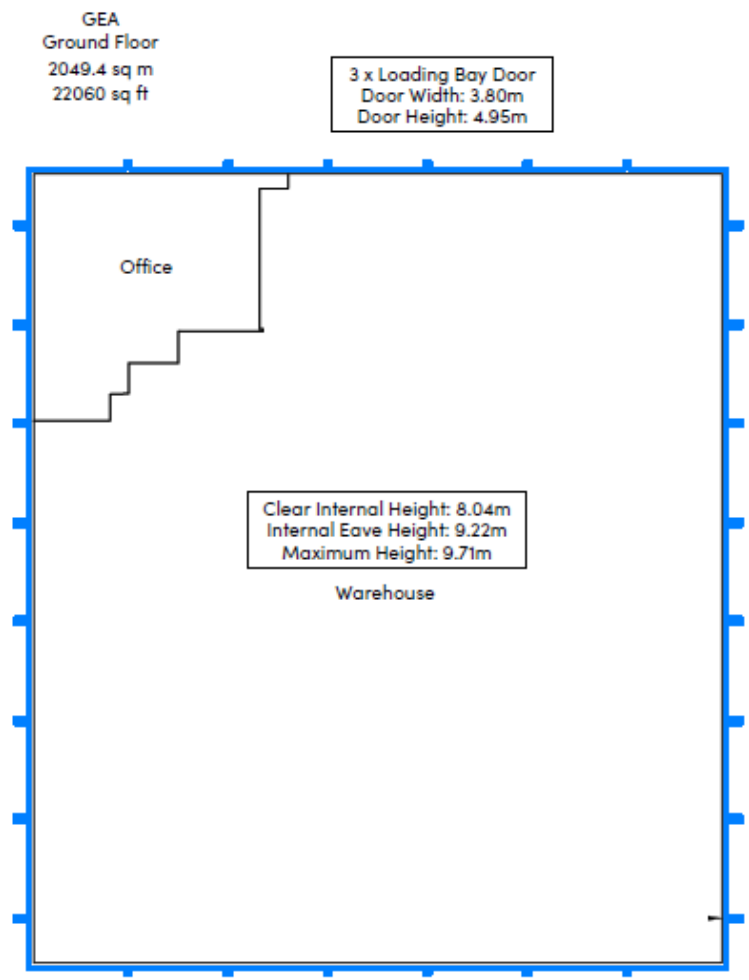
# ACCOMMODATION

The property comprises the following Gross External Area:

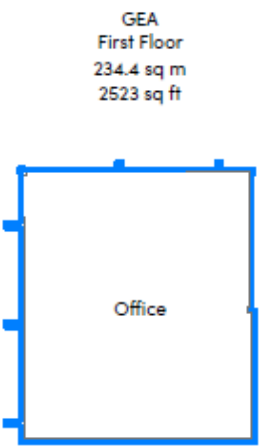
	Sq ft	Sq m
Ground Floor		
Warehouse	20,256	1,881.8
Office	1,804	167.6
First Floor		
Offices	2,523	234.4
Total Accommodation	24,583	2,283.8
Site Area	1.12 Acres	0.453 ha



# FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



AERIAL



# FURTHER INFORMATION

## Services

All mains services are available to the property.

## Energy Performance Certificate

The property has an Energy Performance Rating of 'C'.

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

## Rateable Value

The property is listed in the 2023 Rating List as "Warehouse and Premises" with a current Rateable Value of £128,000.

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 to lease on full repairing and insuring 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 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**

Or our joint agent, DTRE:

**JACK WEATHERILT**

**07920 468487**

**jack.weatherilt@dtre.com**

**MATT STYLES**

**07701 275588**

**matt.styles@dtre.com**

### IMPORTANT NOTICE

Davies Harrison and DTRE 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, DTRE 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.

December 2025