

TO LET (MAY SELL)

**MODERN DETACHED HIGH-QUALITY WAREHOUSE / OFFICE FACILITY
CURRENTLY UNDER REFURBISHMENT**



**DAVIES
HARRISON
REAL ESTATE**

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**UNIT 6, KIWI PARK, COMMERCE WAY, TRAFFORD PARK,
MANCHESTER, M17 1HW**

17,197 SQ FT (1,597.54 SQ M) ON A SITE AREA OF 1.12 ACRES (0.453 HA)

LOCATION

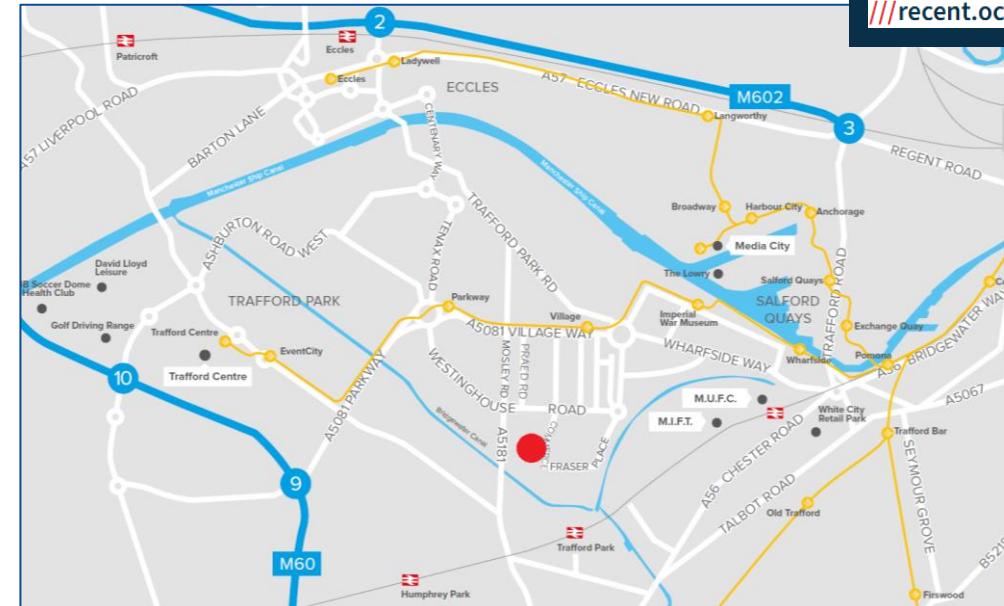
The property is located within the prestigious Kiwi Park development on Commerce Way, just off Westinghouse Road

Junction 9 of the M60 Motorway is within 1¾ mile of the premises, which in turn provides access to the national motorway network.

Manchester City Centre is approximately 3 miles to the east of the premises.

The property offers excellent public transport links being located 900m from the Village Way Metrolink Station and 1 mile from the Trafford Park Railway Station.

/// what3words
///recent.ocean.dock



Third Avenue
Bus Stop
330m



Village
Metrolink Stop
900m



M60 Motorway
Junction 9
1.75 miles



M602 Motorway
Junction 3
2.7 miles



Manchester
City Centre
3 miles



Manchester
International Airport
9 miles

TRAFFORD PARK



DESCRIPTION

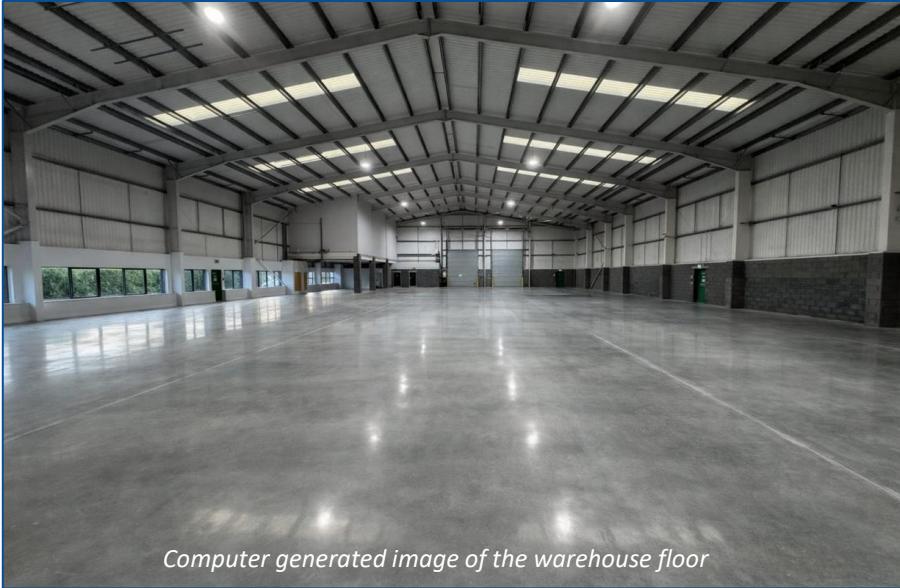
The property comprises a modern detached high-quality warehouse / office facility on a fully secure site with the following specification:

- Detached unit with separate yard and car parking
- Fully secured unit
- 7.2m to underneath of haunch
- 37.5kn / sqm floor loading
- 2 up and over roller shutter doors
- First floor offices

Refurbishment

The property has recently been refurbished including the following:

- Open plan warehouse
- LED lighting to the warehouse
- A gas fired hot air blower can be made available
- Ground floor lobby area and toilets refurbished
- First floor offices comprehensively refurbished including LED lighting and air conditioning



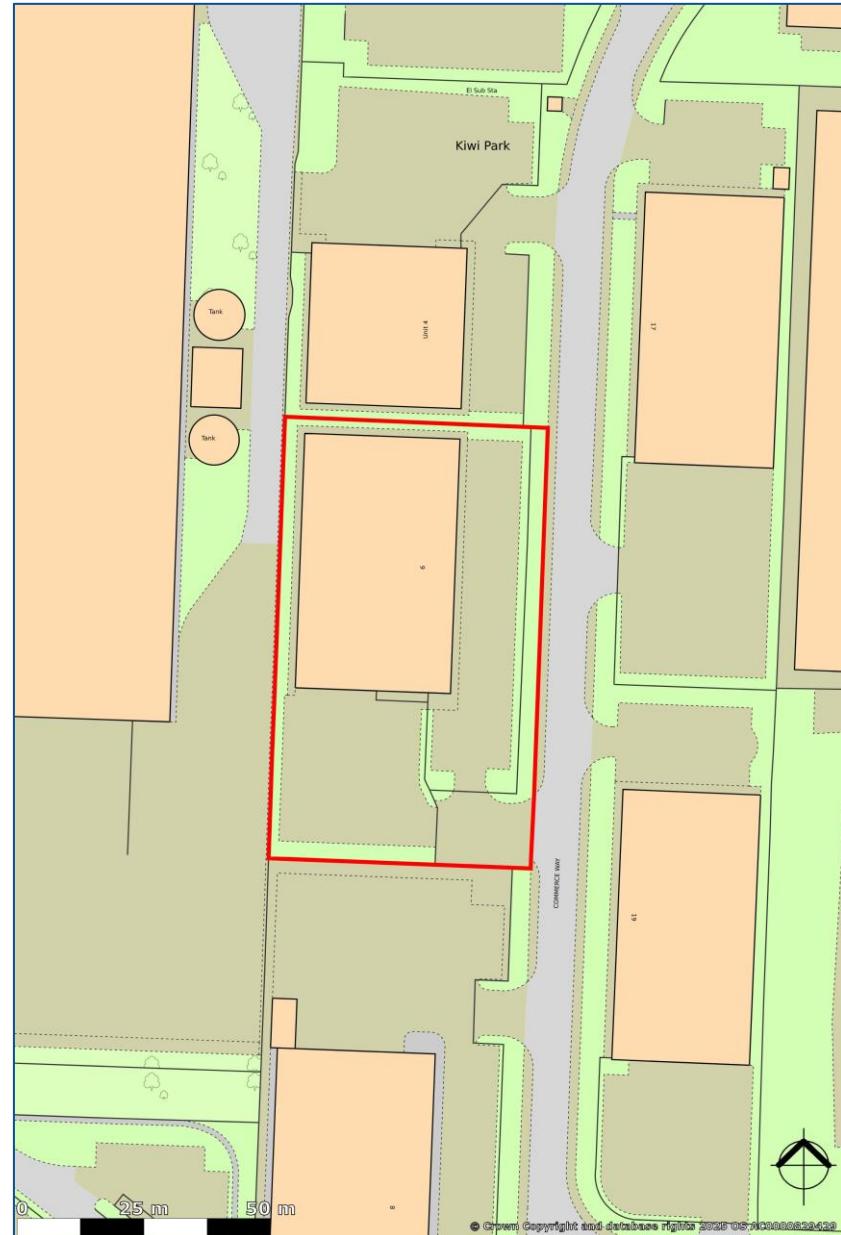
Computer generated image of the warehouse floor



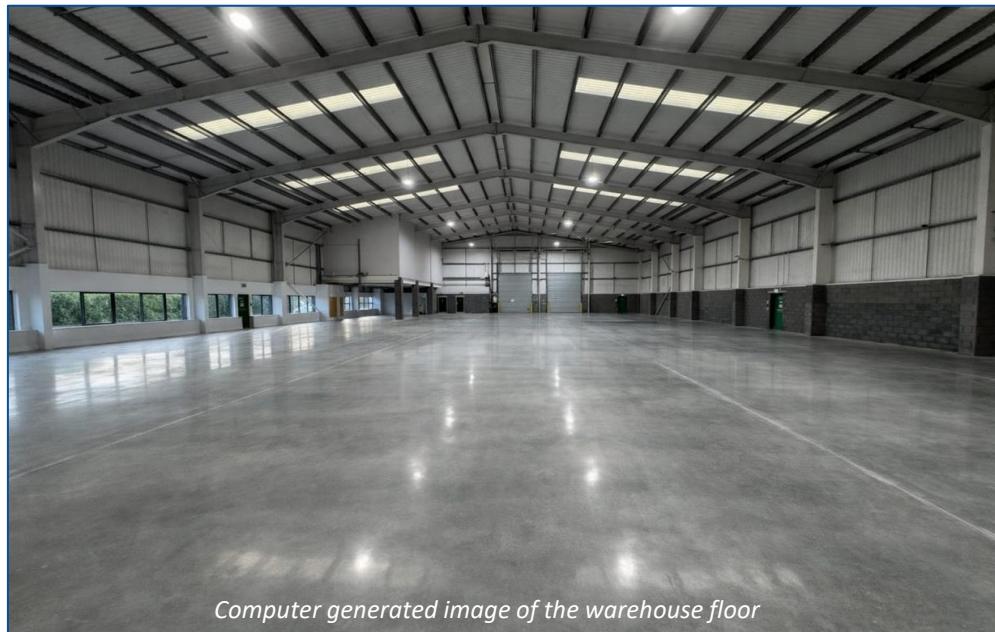
ACCOMMODATION

The property comprises the following Gross Internal Area:

	Sq ft	Sq m
Ground Floor		
Warehouse	15,663	1,455.08
Entrance Lobby & WC	485	45.02
First Floor		
Offices	1,049	97.44
Total	17,197	1,597.54
Site Area (approx.)	1.12 acres	0.453 ha



GALLERY



Computer generated image of the warehouse floor



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 £113,000.

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. Alternatively, the property may be available to purchase on a freehold basis.

Rent / Price

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 / purchasers. Prospective tenants will need to provide proof of identity upon agreement of terms. Prospective purchasers are required to provide proof of identification and proof of funds upon agreement of terms.

Further Information / Viewings

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



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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.

The internal photographs of the warehouse have been enhanced via CGI to provide an indication of the refurbishment works that will be undertaken to the warehouse floor