

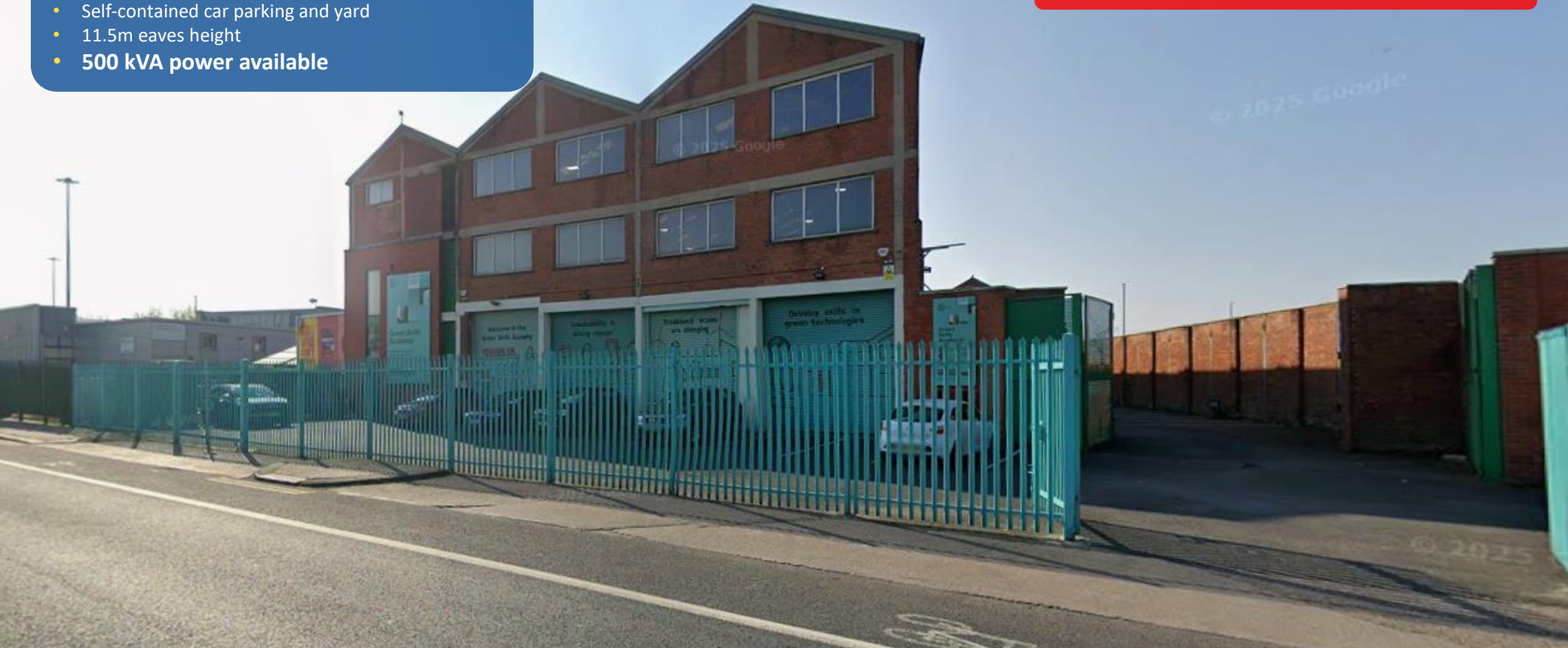
# TO LET

**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



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

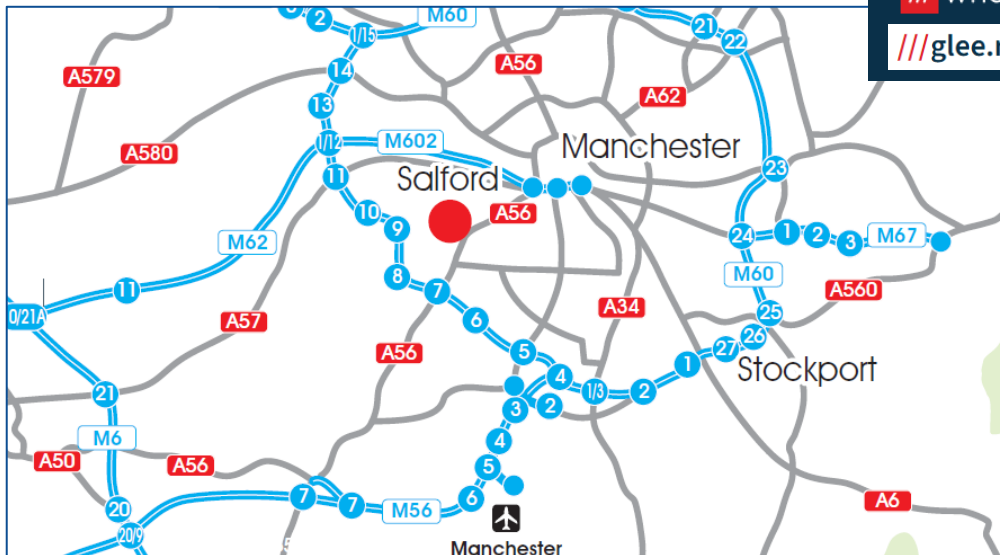
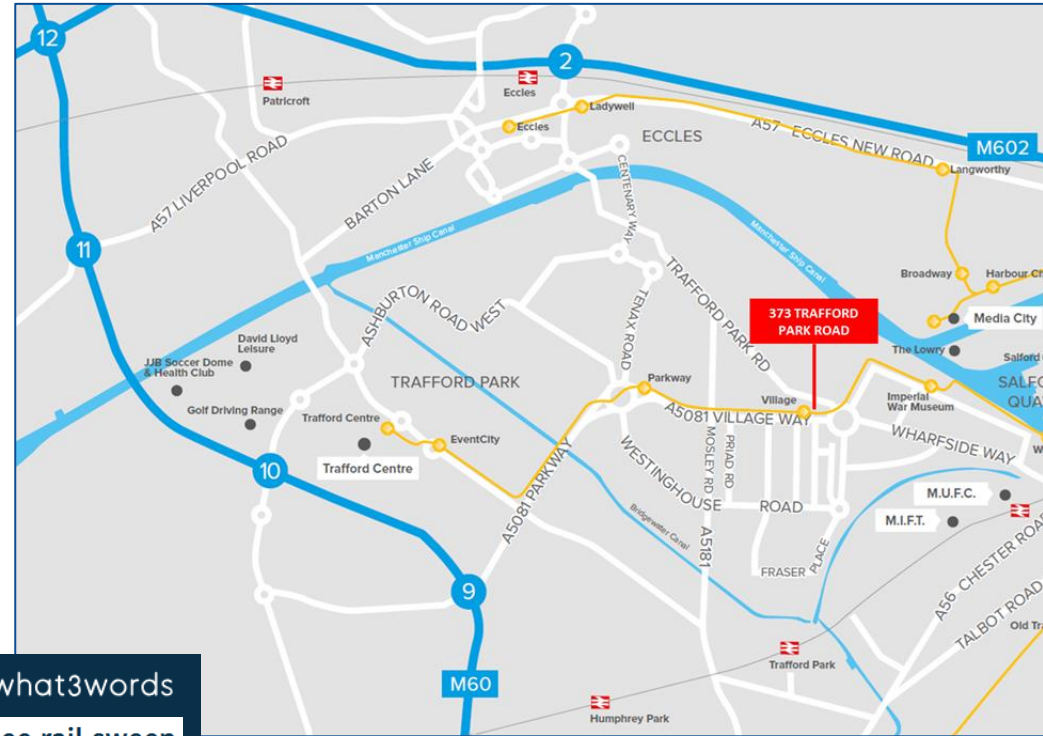
**Rent - £135,000 per annum (£7.84 psf)**



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

# LOCATION

- **Prominent position** fronting Trafford Park Road and the A5081 Village Way, with the Metrolink tram line directly to the rear.
- Ideally located close to Junctions 9 and 10 of the M60 and Junction 2 of the M602, providing **excellent regional connectivity**.
- **Outstanding public transport links**, including **direct access to the Village Metrolink stop** via a rear pedestrian door, bus stops situated immediately opposite on Trafford Park Road, and Trafford Park Railway Station just 1 mile to the south.
- Manchester City Centre lies approximately 3 miles to the north-west, with Manchester International Airport 9 miles to the south.



what3words  
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Village Metrolink Stop  
130ft



Village Circle Bus Stop  
500ft



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; 500 kVA power capacity available
- 20 no. delineated car parking spaces
- Secure yard

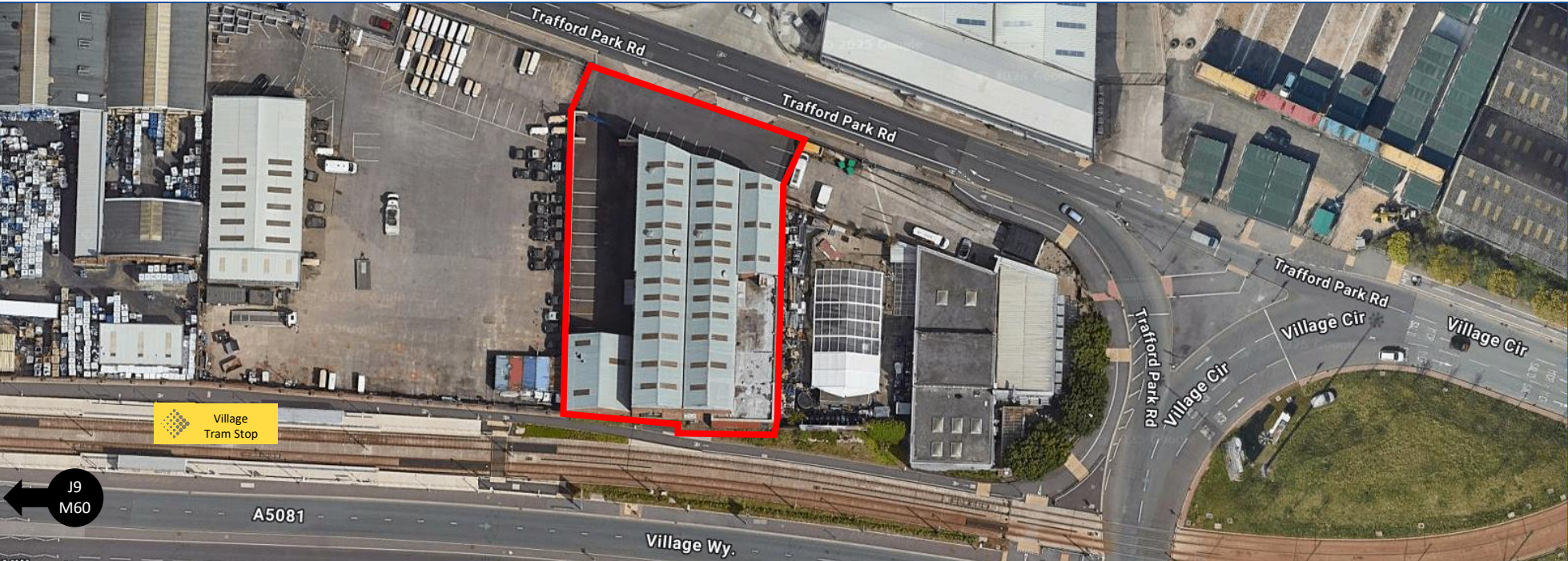


# ACCOMMODATION

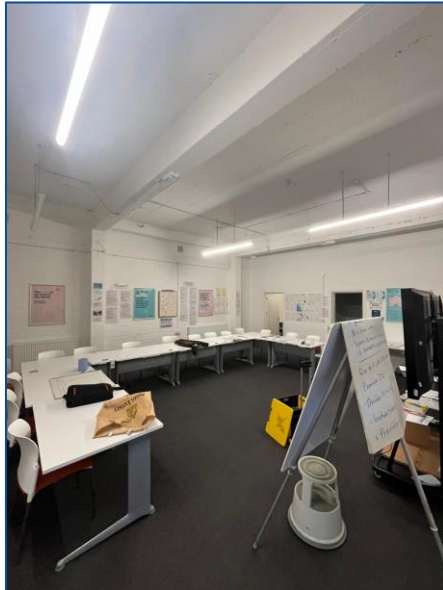
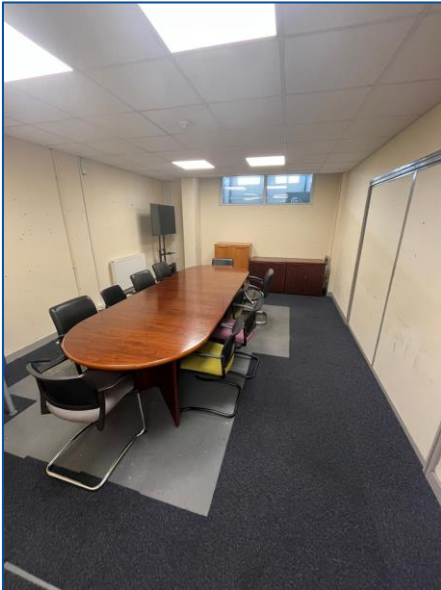
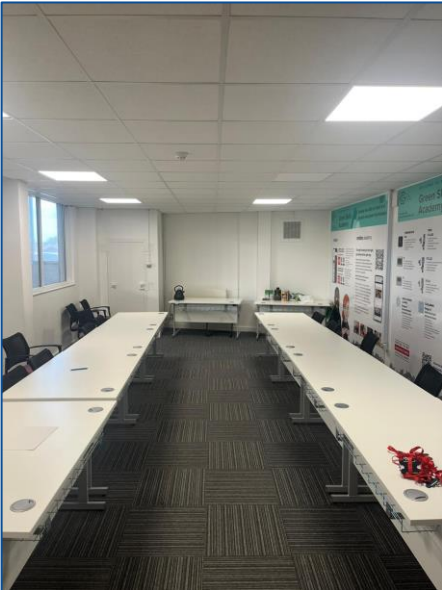
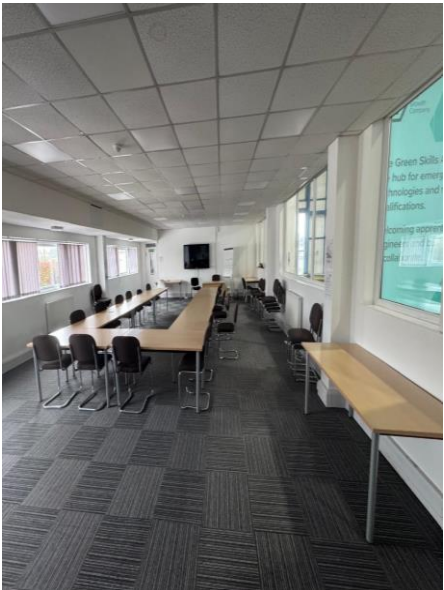
The property provides the following Gross Internal Area:

	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
<b>Total</b>	<b>17,216</b>	<b>1,599.30</b>

<b>Site Area (approx.)</b>	<b>0.55 acres</b>	<b>0.223 ha</b>
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# GALLERY



# FURTHER INFORMATION

## Services

All mains services are available to the property.

Dedicated on-site substation with 500 kVA power capacity.

## Energy Performance Certificate

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

## Rateable Value

The property is entered in the 2026 Rating List as “Factory and Premises” with a Rateable Value of £64,500.

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

£135,000 per annum.

## 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:



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### IMPORTANT NOTICE

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(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.

March 2026