

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
- **500 kVA power available**

Rent reduced - £100,000 per annum

Available for Immediate Occupation

**Only
£5.80
psf**



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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**.
- Located in close proximity from the **proposed new Manchester United Stadium** and **Trafford Wharfedale regeneration district**, the property is positioned to benefit from one of the UK's most ambitious urban transformation projects. The regeneration vision will create a world-class destination for sport, business and leisure; delivering new employment opportunities, enhanced infrastructure and long-term investment across the wider Trafford area.
- **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.



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



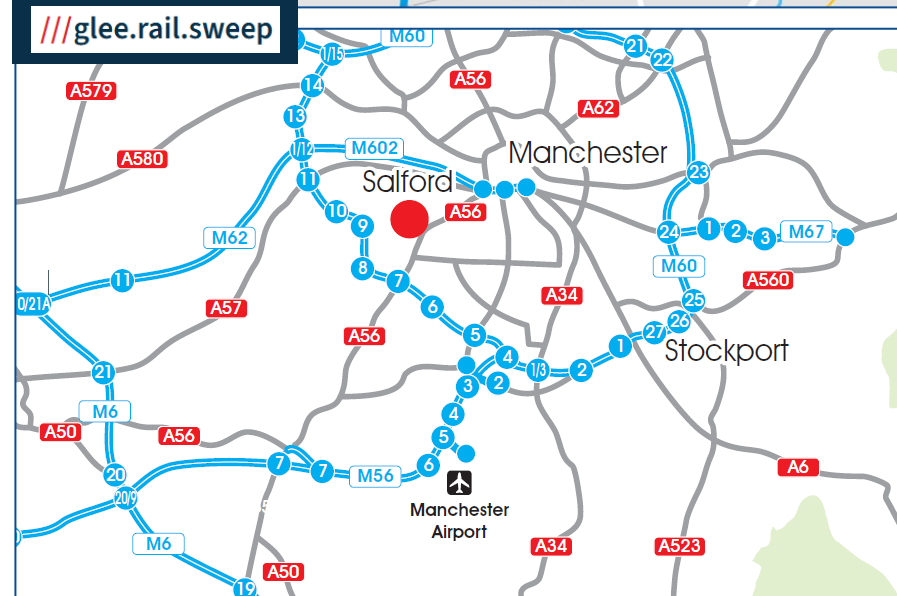
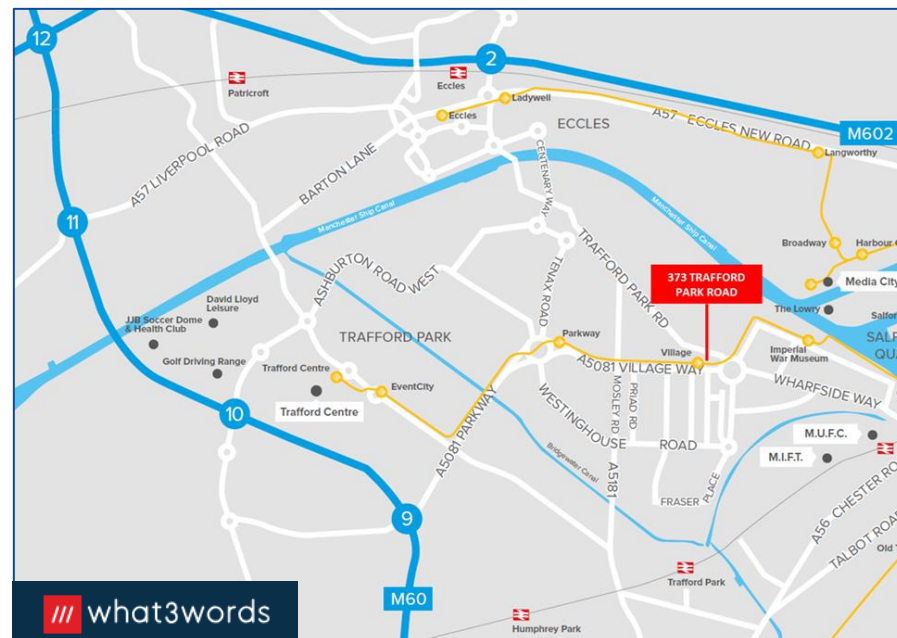
M60 Motorway
Junction 10
2.5 miles



Manchester
City Centre
3 miles



Manchester
International Airport
9 miles



AERIAL



M60

M602

Event City

Parkway

MOSLEY ROAD

MOSLEY ROAD

TRAFFORD PARK ROAD

VILLAGE WAY A5081

373 Trafford Park Road

Village

VILLAGE CIRCLE

EUROPA CIRCLE

EUROPA WAY

To Manchester City Centre

WHARFSIDE WAY A5081

JOHN GILBERT WAY

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



Available for Immediate Occupation

Two storey office accommodation

500 kVA power available

Direct access to Village Metrolink stop

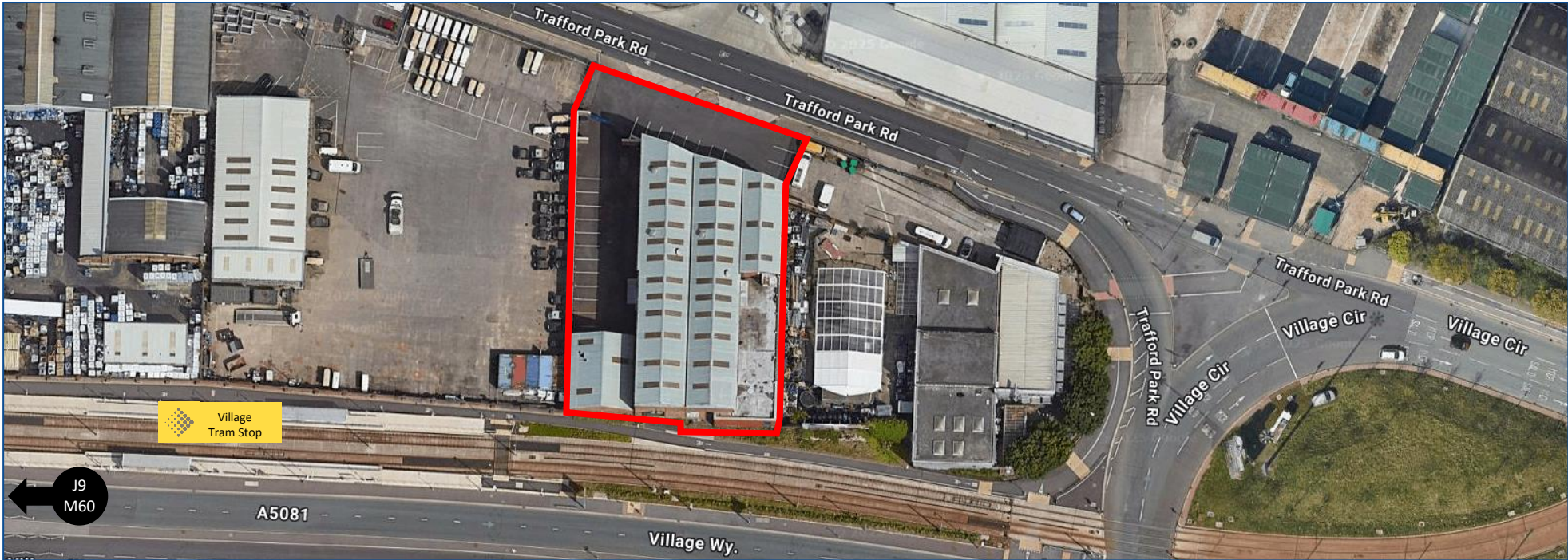
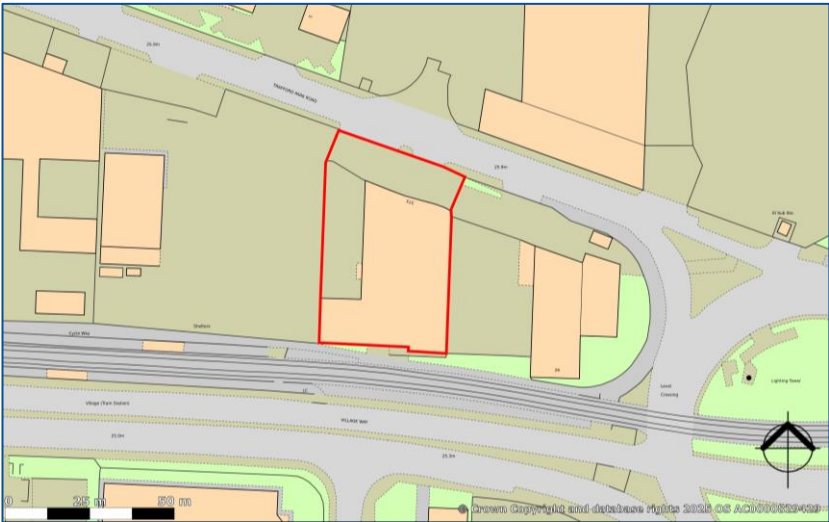
11.5m eaves height in main warehouse

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



FLOOR PLANS

Ground Floor



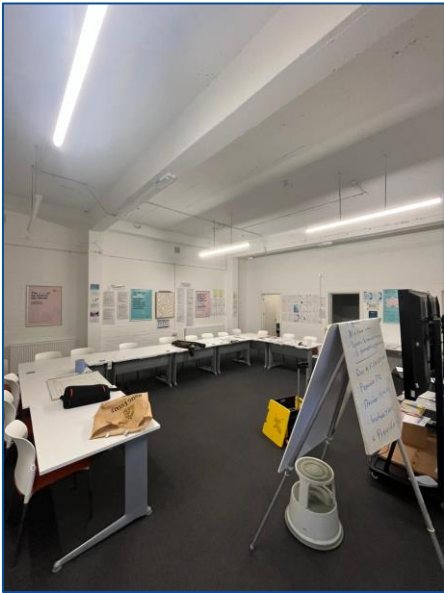
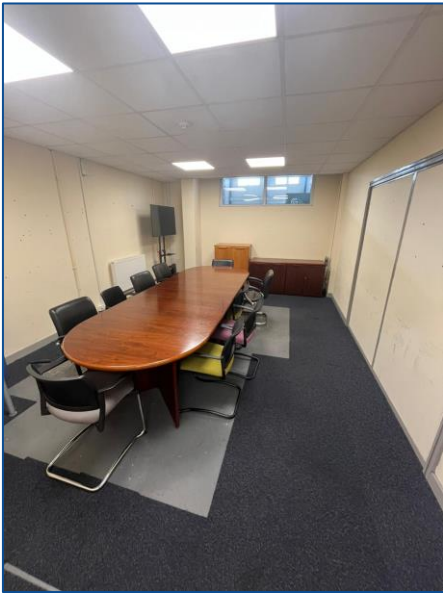
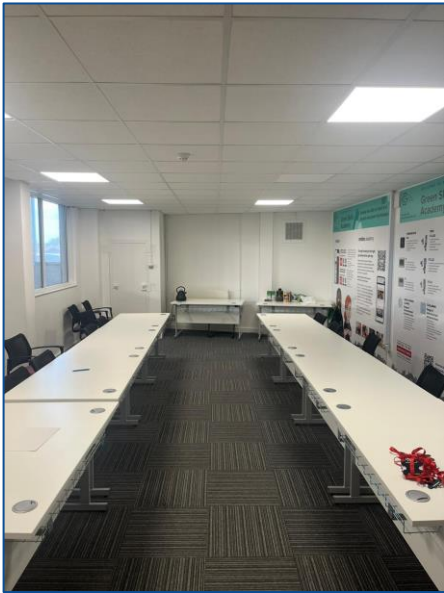
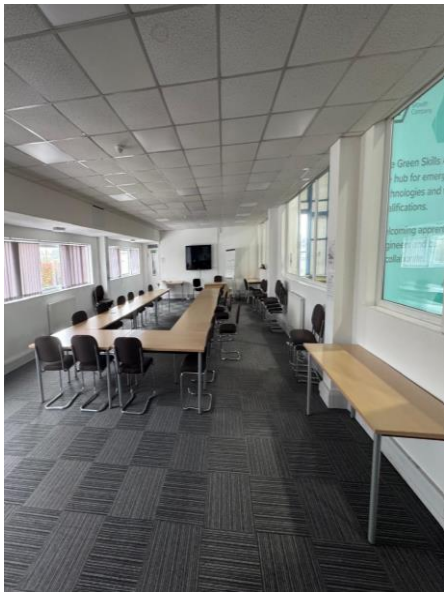
First Floor



Second Floor



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

£100,000 per annum (£5.80 per sq ft).

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

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.

July 2026