High Bay Distribution Warehouse



PARKWAY

ST. MODWEN ROAD, TRAFFORD PARK, MANCHESTER, M32 0ZH



60,000 SQ FT ON 3.2 ACRES

DETACHED WAREHOUSE PREMISES WITH INTEGRAL OFFICES

SELF CONTAINED SECURE SITE

- 11m High Bay Section
- 6 Level Loading Doors
- 2 Floor Office Accommodation
- Large Secure yard / Circulation
- Immediate access to Junction 9 of M60 motorway
- Fully sprinklered

PARKWAY

DETACHED HIGH BAY WAREHOUSE WITH INTEGRAL OFFICES



ACCOMMODATION

	Sq Ft	Sq M
Main High Bay Warehouse	34,390	3,195
Adjoining Bay	19,280	1,791
Offices	6,333	588
Total GIA	60,003	5,574

RATES

The rateable value for the premises are £275,000.

The rates payable are £119,075 per annum using the current multiplier.

For further information please contact Trafford Borough Council Business Rate department on 0161 912 2216, quoting property reference number for rates: 12570250.

TERMS

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All quotations may be applicable to VAT at the prevailing rate.



WAREHOUSE

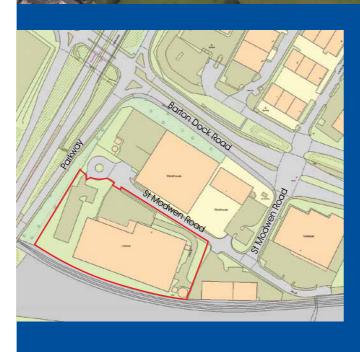
- Main high bay warehouse 11m eaves
- Adjoining bay 6m eaves
- Steel portal frame construction
- 6 level access loading doors
- Sodium box and fluorescent strip lighting
- Floor and ceiling mounted hot air blowers
- Fully sprinklered

OFFICES

- Mixture of open plan and cellular offices
- Suspended ceilings with fluorescent lighting
- Perimeter Trunking
- Carpeted throughout
- Gas central heating

GENERAL SITE INFO

- 3.2 acre site
- Self-contained site with perimeter fencing
- Extensive yard/car parking
- Visibility to A5081 (Parkway)
- Immediate access to Junction 9 of M60 motorway









ST. MODWEN ROAD TRAFFORD PARK, MANCHESTER, M32 0ZH

LOCATION

Trafford Park is one of the North West's premier industrial/distribution locations and is home to over 1,200 companies. The site has immediate access to the regional motorway network via Junction 9 & 10 of the M60 motorway or Junction 2 of the M602 motorway.







VIEWING

For further information or to arrange a viewing please contact:

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