

# High Bay Distribution Warehouse TO LET

## PARKWAY

# 60

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 60

## 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          |
| <b>Total GIA</b>        | <b>60,003</b> | <b>5,574</b> |

### 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





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**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:

**Rick Davies**  
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**01925 320520**