

Unit 7 Circle South, Trafford Park, Manchester,
M17 1NF

B8
0161 375 6000
www.b8re.com

TO LET

13,630 sq ft (1266.27 sq m)



MODERN DETACHED INDUSTRIAL / WAREHOUSE UNIT

LOCATION

The property is situated within an established industrial / warehouse environment fronting Wharfside Way within the heart of Trafford Park.

Unit 7 benefits from a wide range of local amenities within a few minutes drive and easy access to the City Centre and M60, linking to the national motorway network.

Trafford Park is home to more than 1,400 businesses and is Europe's biggest industrial estate. It covers approximately 1,200 acres and represents one of the largest concentrations of industrial and warehousing space in the UK.



DESCRIPTION

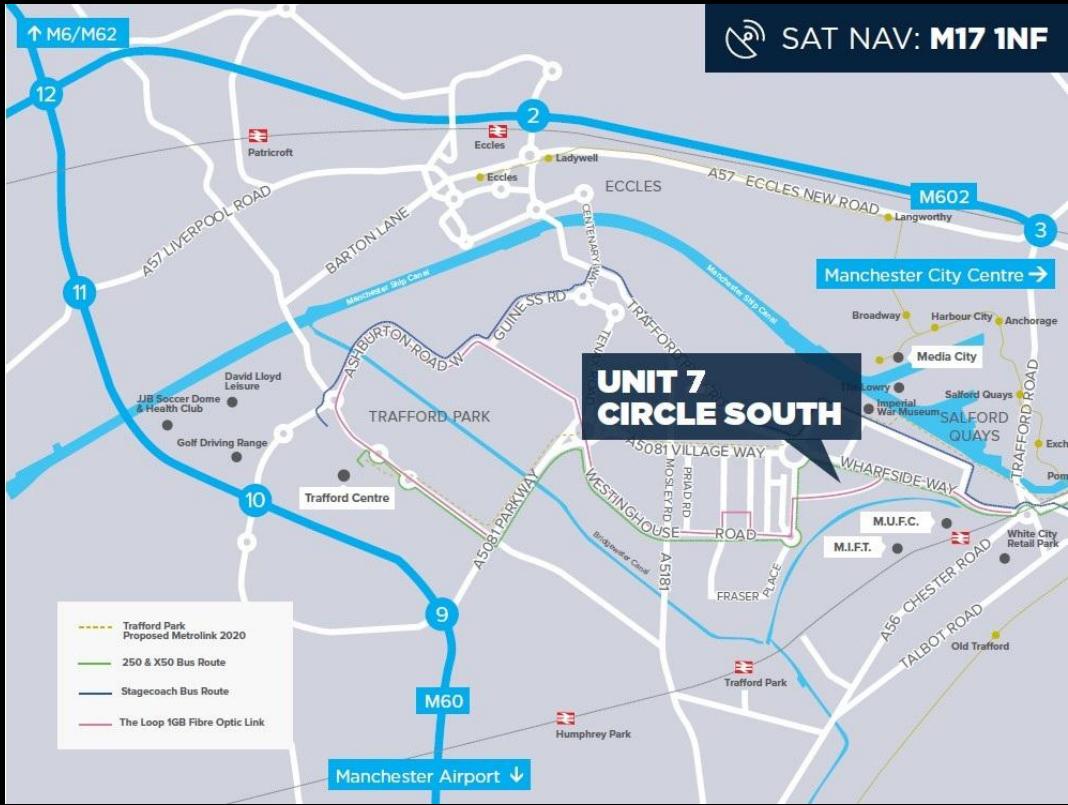
The property comprises a fully refurbished 13,670 sq ft detached warehouse unit from the following specifications:

- 9m eaves height (8.6m clear working height)
- Electric roller shutter
- 3 phase power
- LED lighting
- Integral offices
- WC's
- Ample car parking

ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
Warehouse	9,068	842.44
Ground Floor Office	2,412	224.08
First Floor Office	2,150	199.74
TOTAL	13,670	1269.98





PRICE

Available upon request

TERMS

The unit is available on a new Full Repairing and Insuring lease, on terms to be agreed.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

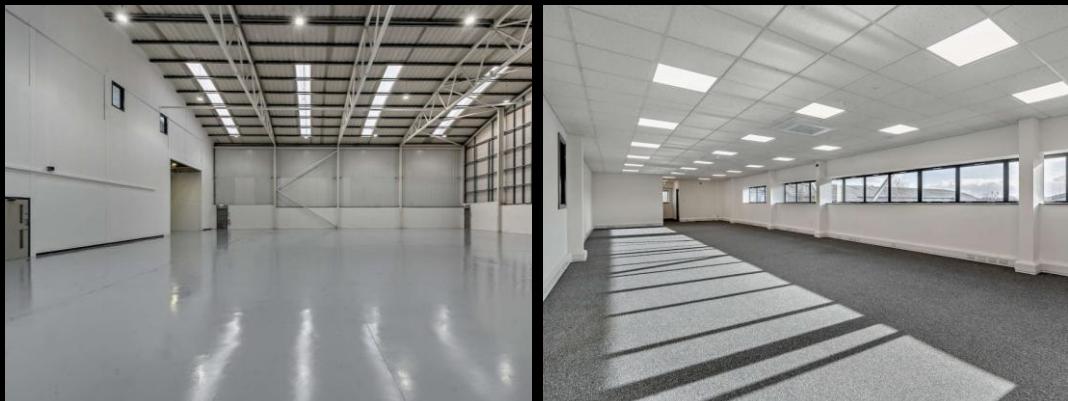
Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

Anthony Mellor
Anthony@b8re.com
0794 757939

B8
0161 375 6000
www.b8re.com



PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate, for themselves and the property's Vendors or Lessors, state that these particulars do not form part of any offer or contract. All information is believed to be correct at the time of publication but may change and should not be relied upon as statements of fact. Prospective purchasers or tenants must verify all details, including dimensions, condition, permissions, and VAT, independently. Plant, machinery, services, and fittings listed have not been tested and carry no warranty. Neither the Vendors, Lessors, nor B8 Real Estate or their employees have authority to make any representation or warranty regarding the property.