

WESTPOINT ENTERPRISE PARK

TRAFFORD PARK **MANCHESTER** M17 1QS

MODERN INDUSTRIAL WAREHOUSE TO LET 63,299 SQ FT





PRIME LOCATION • TWO DEDICATED SERVICE YARDS • RECENTLY REFURBISHED • AVAILABLE NOW

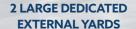




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OVERVIEW





STEEL PORTAL FRAME CONSTRUCTION



4 LEVEL
LOADING DOORS



6.4M EAVES HEIGHT



40 CAR
PARKING SPACES



2 STOREY OFFICE ACCOMMODATION



LED LIGHTING



2 EV
CHARGING SPACES



10% ROOF LIGHTS



SPECIFICATION DESCRIPTION

ON (LOCATION

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FURTHER INFORMATION



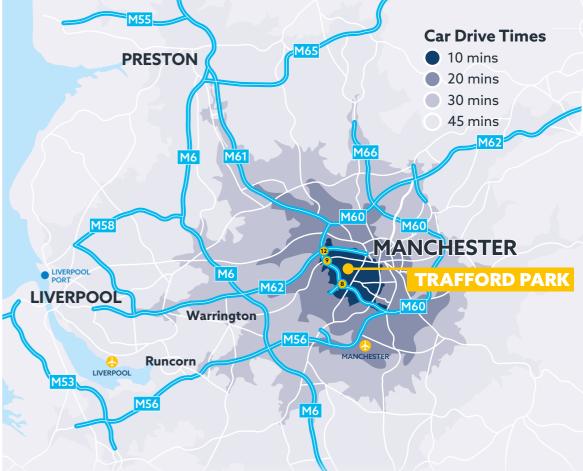


LOCATION

The unit is located on Clarence Avenue in the heart of Trafford Park and is within 1.5 miles of Junctions 9 and 10 of the M60 Orbital Motorway, which can be accessed via Parkway (A5081) and Ashburton Road West (B5214).

Junction 2 of the M602 is also within 1.5 miles of the estate and can be accessed via Centenary Way (A576). Manchester City Centre lies approximately 5.8 miles to the east of the estate and Manchester Airport, 10 miles to the south.





DRIVE TIMES

	DISTANCE (MILES)	TIME (MINUTES)
M60 (JUNCTION 9)	1.5	4
M602 (JUNCTION 2)	1.5	5
M62 (JUNCTION 12)	4	8
MANCHESTER CITY CENTRE	6	16
MANCHESTER AIRPORT	10	12
LIVERPOOL	35.4	60
LEEDS	44	65



TERMS

The premises are available by way of a new, full repairing and insuring lease on terms to be agreed.

EPC

EPC - A.

CONTACTS

Viewing is strictly by prior appointment. To arrange please contact the agents.

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FURTHER INFORMATION

OVERVIEW SPECIFICATION

DESCRIPTION

LOCATION