

Unit 5, Brightgate Way, Trafford Park, Manchester, M32 0TB

TO LET

6,520 SQ FT (605.8 SQ M)



INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARD



LOCATION

Brightgate Way is accessed off Hibernia Way on the north side of Barton Dock Road (B5211) close to its junction with Parkway (A5081), which is a short distance to Junction 9 of the M60 Motorway.

The property is conveniently situated close to Junction 2 of the M602. Manchester City Centre and Salford Quays are located approximately 3 miles and 1 mile to the east respectively.

With Manchester International Airport being located approximately 8 miles to the south. Additionally, Trafford Park Railway Station is within 5 minutes' walk and the proposed Metrolink extension is to provide direct links to the Trafford Centre, Manchester City Centre, Salford Quays, Bury and Altrincham.

DESCRIPTION

The unit comprises a mid-terrace self-contained property within a terrace of five units. The property provides good quality office, showroom and warehouse accommodation offering the following specification:

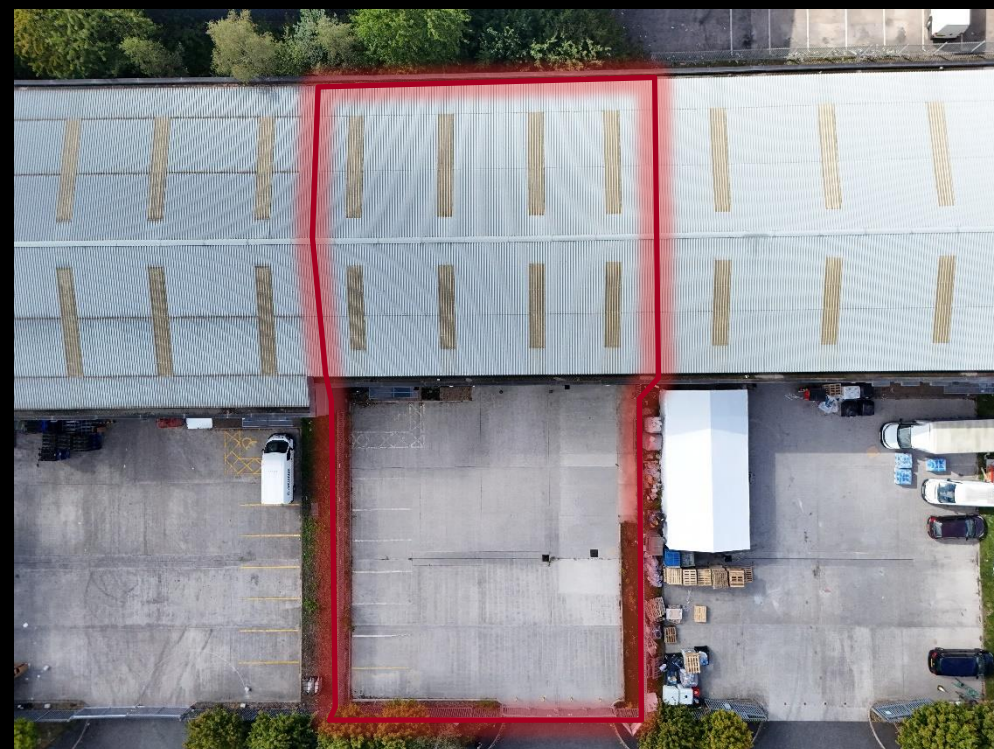
- Steel portal frame construction
- Brick built and profile metal clad elevations
- Clear headroom of 7m
- Large fully self-contained concrete yard
- Three phase electricity
- One drive in loading door

ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
Ground floor warehouse	3,786	351.8
Ground floor Offices & Showroom	1,367	127.0
First floor offices	1,367	127.0
TOTAL:	6,520	605.8

SERVICES

The property benefits from mains water and electricity.





TERMS

New Full Repairing and Insuring lease. Rental price on application.

EPC

Available upon request

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

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