

INDUSTRIAL / WAREHOUSE UNIT

3,149 SQ FT - TO LET



Unit 1 Mercury Park, Trafford Park, Manchester, M41 7LY

3,149 SQ FT

- Modern industrial/warehouse unit
- One Electronic Level Access Loading Door
- Ground Floor Office Accommodation
- Located just 0.7 miles from J9 of the M60 Motorway

0161 375 6000

www.b8re.com

LOCATION

Mercury Park is located on the southern fringe of Trafford Park. The estate provides immediate access to the M60 motorway as well as sitting adjacent to Manchester city centre.

FLOOR AREAS

The unit extends to 3,149 sq ft.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.



SPECIFICATION

The property comprises a modern warehouse benefitting from the following specification:

- Modern warehouse unit
- One Electronic Roller Shutter Door
- Dedicated Loading Area
- Dedicated Car Parking Spaces
- Warehouse Lighting
- Ground Floor Offices / Amenities

TERMS

The unit is available by assignment of the existing lease /sublet but consideration will be given to a new lease on terms to be agreed.

VIEWINGS

For further information please contact B8 Real Estate:

Contact: Anthony Mellor

Email: Anthony@b8re.com

Tel: 0161 375 6000