



## Unit 2

Churchill Point, Churchill Way, Manchester, M17 1BS

**High quality detached industrial unit - To be fully refurbished**

**24,583 sq ft**  
(2,283.84 sq m)

- Domed roof
- 8 metres to the underside of haunch
- 3 drive-in level loading doors
- High-quality two storey offices
- Substantial secure concrete yard
- 194 kVa power supply

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## Summary

Available Size	24,583 sq ft
Rent	Rent on application
Rateable Value	£128,000
Service Charge	N/A
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
Estate Charge	Upon Enquiry
EPC Rating	Upon enquiry

## Description

The property comprises a high-quality detached manufacturing / distribution unit comprising warehouse, two storey offices and a demountable mezzanine. The building will be undergoing an extensive refurbishment with completion targeted for Q2 2026.

## Location

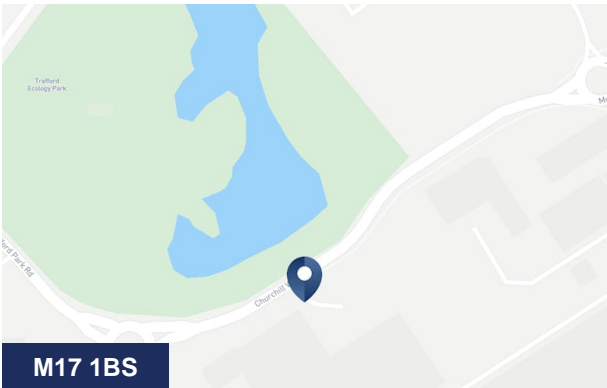
Unit 2 Churchill Point is located close to the junction of Churchill Way and Trafford Park Road in the heart of Trafford Park, the North West's premier industrial location. Five motorway junctions are within 5 minutes drive, three to the south side of the M60 (junctions 8, 9 and 10) and two to the north (M602 junctions 1 and 2).

The property is within close proximity to the village Metrolink tram station which links to the Trafford Centre, Manchester City Centre and surrounding conurbations.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor Warehouse	19,652	1,825.73	Available
Ground - Ground Floor Offices	2,408	223.71	Available
1st - First Floor Office	2,523	234.39	Available
Total	24,583	2,283.83	



## Viewing & Further Information

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