

Industrial

UNIT 1 | NORTH POINT, TRAFFORD PARK

62 Mosley Road Trafford Park, Manchester, M17 1NB

UNIT 1 | 36,300 SQ FT

Industrial Unit with Office

Unit 1 North Point is an exceptional industrial distribution unit that boasts modern, high-quality features and is strategically situated in the heart of Trafford Park, the North West's premier employment area. This unit is constructed with a steel portal frame, complemented by metal clad elevations and a steel roof, which includes 10% translucent roof lights for natural illumination and 10m eaves height.

Inside, you'll find office accommodation designed to meet all your business needs. The unit is also equipped with four ground-level load doors, providing seamless access to an extensive, self-contained yard. This prime location and superior construction make Unit 1 North Point an ideal choice for your industrial distribution requirements.

Lease Type

New



Unit Summary

- 3 Phase Power
- Office Accommodation
- 4 Level Access Doors
- Secure Estate
- 24 Hour Access
- Car Parking

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£471,900.00	£13.00
Rates	Not specified	Not specified
Service Charge	£11,684.01	£0.32
Insurance	£7,260.00	£0.20
Total Cost	£500,940.00	£13.80

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

→ For more info please visit: unit.info/U3P0500375

+44(0) 808 169 7554

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Location

Located in the heart of Trafford Park, Manchester.



Road
M60: 1 mile



Airport
Manchester: 10 miles



Rail
Manchester Victoria : 4.5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A

Key Contact



Edward Burley

Asset Manager

"Edward is an Asset Manager based in the North."



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