



Trafford Gate

Manchester M41 7FN

New Trade/Industrial/Warehouse Units TO LET

2,000 - 10,000 sq ft (186 - 929 sq m)

 Junction 10 M60 only 350 metres  Adjacent to Trafford Retail Park, Aldi supermarket and restaurants  Trafford Centre only 1 mile away

www.traffordgate.co.uk

OVERVIEW

Trafford Gate is a brand new development of eleven high quality units suitable for Trade Counter, Industrial or Warehouse uses totalling 82,561 sq ft (7,670 sq m) with units available from 2,000 sq ft (186 sq m).

LOCATION

The scheme is located on Neary Way off Barton Road which leads to Junction 10 of the M60 motorway.

Trafford Gate is located within Trafford City, one of the UK's leading retail and leisure destinations, situated adjacent to Trafford Retail Park as well as Aldi supermarket, Starbucks, McDonalds, Nando's, KFC and Pizza Hut. Trafford Centre is only 1 mile away whilst Manchester City Centre is 9 miles to the north east.

www.traffordgate.co.uk






Trafford Retail Park is home to major retailers such as TK Maxx, Boots, Pets at Home, Home Bargains and Sports Direct as well as Pizza Hut, Nando's, McDonalds and more.

The Trafford Centre is a large indoor shopping centre and entertainment complex being the third largest in the UK by retail space.

/// IDEA • TENDER • EAGLES
SAT NAV M41 7FN

DISTANCES

| | |
|---|---|
|  |  |
| Manchester 5 miles | M60 J10 0.2 miles |
| Bolton 10 miles | M62 2 miles |
| Stockport 11 miles | M61 7 miles |
| Warrington 15 miles | M6 11 miles |

| |
|---|
|  |
| Manchester 9 miles |
| Liverpool John Lennon 28 miles |

Source: RAC Route Planner





ACCOMMODATION

| Unit | Ground Floor sq ft (sq m) | First Floor Offices sq ft (sq m) | Total (GIA) sq ft (sq m) |
|-----------|--------------------------------|-------------------------------------|-----------------------------|
| 1A | 5,500 (510.97) | 1,371 (127.39) | 6,871 (638.36) |
| 1B | 5,500 (510.97) | 1,371 (127.39) | 6,871 (638.36) |
| 1C | 8,000 (743.22) | 1,995 (185.30) | 9,995 (928.52) |
| 1D | 8,000 (743.22) | 1,995 (185.30) | 9,995 (928.52) |
| 1E | 5,500 (510.97) | 1,356 (125.99) | 6,856 (636.96) |
| 1F | SIMPLISAFE | | |
| 1G | DIRECT HEALTHCARE GROUP | | |
| 2A | 5,461 (507.31) | 1,389 (129.04) | 6,850 (636.35) |
| 2B | 5,405 (502.12) | 1,368 (127.08) | 6,773 (629.20) |
| 2C | 2,000 (185.81) | - | 2,000 (185.81) |
| 2D | 2,000 (185.81) | - | 2,000 (185.81) |

Units are available individually or can be combined.

SPECIFICATION



Up to 10.5m to haunch (unit dependent)



Each unit has 1 loading door (Unit 1G has 2 loading doors)



Floor loading 50kN/m²



Fitted first floor office space (excluding 2C and 2D)



Designated car parking for each unit

GREEN CREDENTIALS



Solar panels on each unit



11 EV spaces with a further 11 cable enabled



BREEAM 'Excellent'









Terms

The units are available on a leasehold basis. Terms to be agreed.

Rent/Rates/Service Charge

Further information available upon request.

Planning

The units are suitable for B2/B8 planning uses.

A development by

Barwood.

For further information and to view contact:

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