



RENT

£6.86 - £8.50
(per sq ft)



SERVICE CHARGE

£TBC
(per sq ft)



RATES PAYABLE

£2.77
(per sq ft)



Unit 8 Parkway 4 Trading Estate

Longbridge Road, Trafford Park, M17 1SW

Industrial / Warehouse | Leasehold | 15,662 Sq Ft (1,455 Sq M)



TO LET



→ Accommodation

The accommodation has been measured on a Gross Internal Area basis and comprises the approximate areas:

| Floor | Sq Ft | Sq M |
|--------------------|---------------|--------------|
| Warehouse - Ground | 12,556 | 1,166 |
| Offices - Ground | 1,552 | 144 |
| Offices - First | 1,552 | 144 |
| Total | 15,662 | 1,455 |

→ Amenities



Transport Links



Secure Yard



5.3m Eaves



3-Phase Power



2xLevel Access
Doors



Offices



Location

The unit is located within Parkway 4 Industrial Estate and occupies a central position within the highly demanded industrial location of Trafford Park. The unit is accessible via a shared drive from Longbridge Road and is in immediate proximity to Parkway a popular through road. Junction 9 of the M60 is within 0.5 miles.

The Property also benefits from good public transport links with bus stops providing connections between Manchester Airport and Eccles Interchange. Additionally, the Parkway tram stop is within a five minute walk, providing access between Manchester and the Trafford Centre.



Description

The property comprises a modern detached warehouse with yard space. The unit is of a steel portal frame construction with metal sheet cladding to the upper elevations and brickwork below. The unit benefits from two, full-height, electric roller shutter doors.

Internally, the warehouse accommodation is specified with concrete flooring, painted block walls under a steel sheet roof with translucent roof panels of approximately 15% and LED spot lighting. Within the warehouse there is a small blockwork storeroom with mezzanine storage located above. Other key features include an eaves height of 5.3 meters to the underside of the haunch and also 3-phase power supply and mains gas.

The office content is set across two floors and is specified with carpet flooring, painted and plastered walls, under a suspended ceiling with LED lighting. The accommodation benefits from a kitchen and WC facilities.

Externally, the site is enclosed in palisade metal fencing and includes a yard area with shared access with the unit opposite.



Further information

Lease Terms

The accommodation is available via a sublease / assignment for a term expiring March 2031. The lease includes a break option in March 2026.

Business Rates

The property has a Rateable Value £79,500.

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

An Energy Performance Certificate is available on request.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting/ sale.

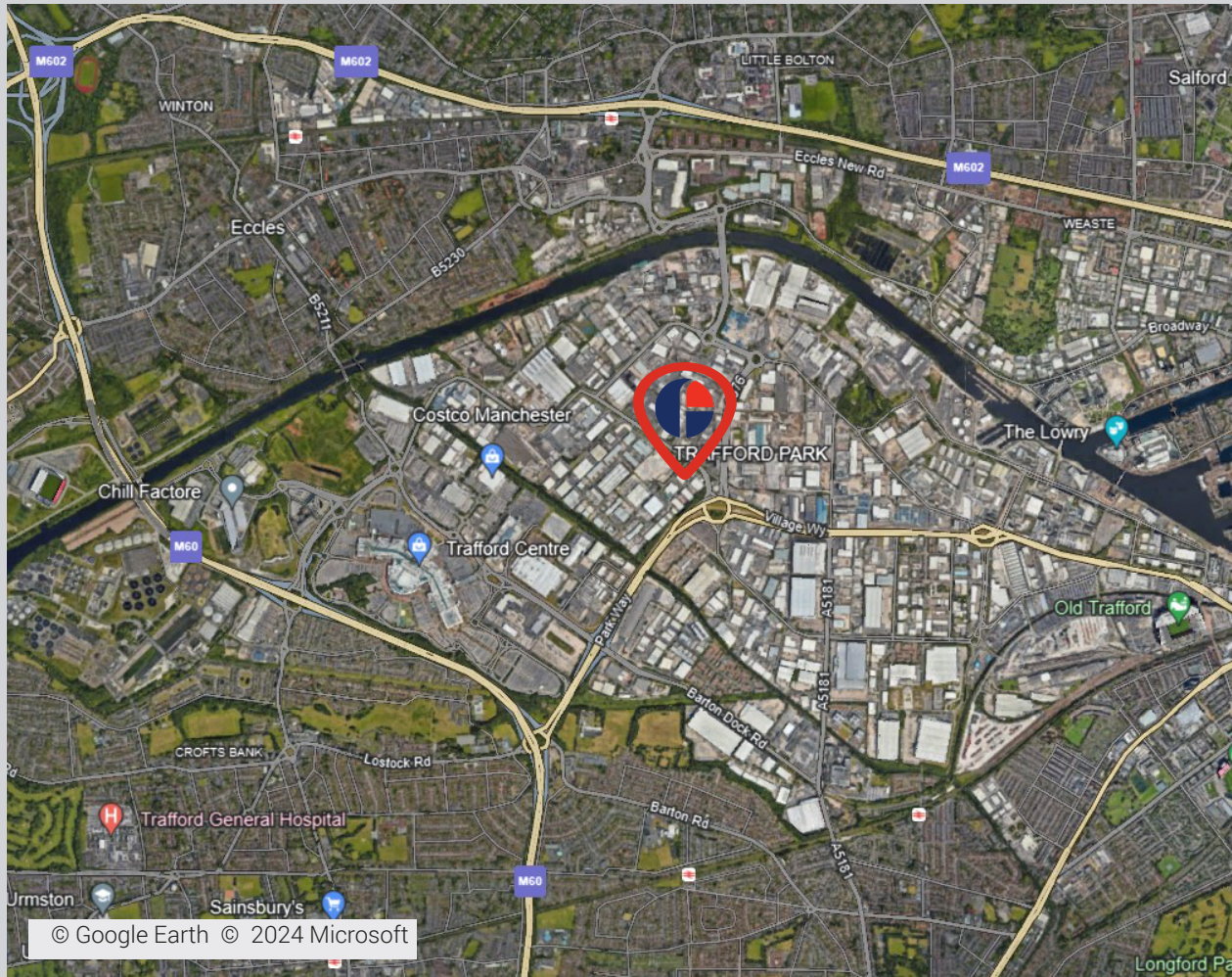
Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

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Approximate Travel Distances



Locations

- J9, M60 - 1 mile
- Manchester City Centre - 3 miles
- Media City - 2.75 miles



Nearest Station

- Parkway Tram Stop - 500 yards
- Parkway Bus Stop - 250 yards



Nearest Airport

- Manchester Airport - 10 miles



Viewings



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Particulars dated August 2024. Photographs dated July 2024.