



TO LET / FOR SALE

38,400 SQ FT
(3,567.48 SQ M)

Industrial / Warehouse Complex with Offices

- Drive in loading
- Up to 7.2m eaves
- LED lighting
- Good quality offices
- Secure site
- Prominent position
- EPC Rating - B



Summary

Available Size	38,400 sq ft / 3,567.48 sq m
EPC	B

Description

The property comprises a warehouse complex which has been developed and extended over time. It broadly comprises a brick built, 2 storey office building to the front of the site, with 2 older steel portal frame warehouse buildings and a more modern steel portal frame warehouse unit to the rear of the site. Highlights of the specification include:

- Brick and blockwork construction
- Drive in loading
- Up to 7.2m eaves
- Loading canopy
- LED lighting
- Good quality offices
- Secure site
- Prominent position

Location

The property is situated in a prominent position, fronting Trafford Park Road within the heart of Trafford Park Industrial Estate. The Park is home to a multitude of national / international companies such as Adidas, Amazon and Tesla among others.

The Trafford Centre and Village areas provide amenity for occupiers and it is serviced not only by the local motorway network (M602/M60 – J9/10) but also various bus routes and the Metrolink.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	38,400	3,567.48	Available
Total	38,400	3,567.48	

Viewings & Further information



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