

» Premier Park

UNITS
4 TO 6

13,589 - 35,128 SQ FT
(1,262 - 3,263 SQ M)

TO BE REFURBISHED



TO LET
MODERN WAREHOUSES
ON HIGHLY SECURE MULTI-LET
ESTATE WITHIN TRAFFORD PARK



Acheson Way
Trafford Park
Manchester M17 1GA



**24/7 on-site
Security**



**CCTV
Monitored**



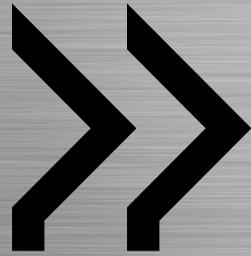
**Gatehouse
Entry**

An aerial photograph of an industrial park. A red outline highlights a specific area containing several large industrial buildings and a parking lot. The buildings have various roof colors, including white and grey. There are many cars and trucks parked in the lot. In the background, there are more industrial buildings and some trees. The text 'Premier Park' is in the top right, and 'HIGHLY SECURE MULTI-LET INDUSTRIAL ESTATE WITHIN TRAFFORD PARK' is in the bottom right. A road is labeled 'TRAFFORD PARK RD' in the bottom left.

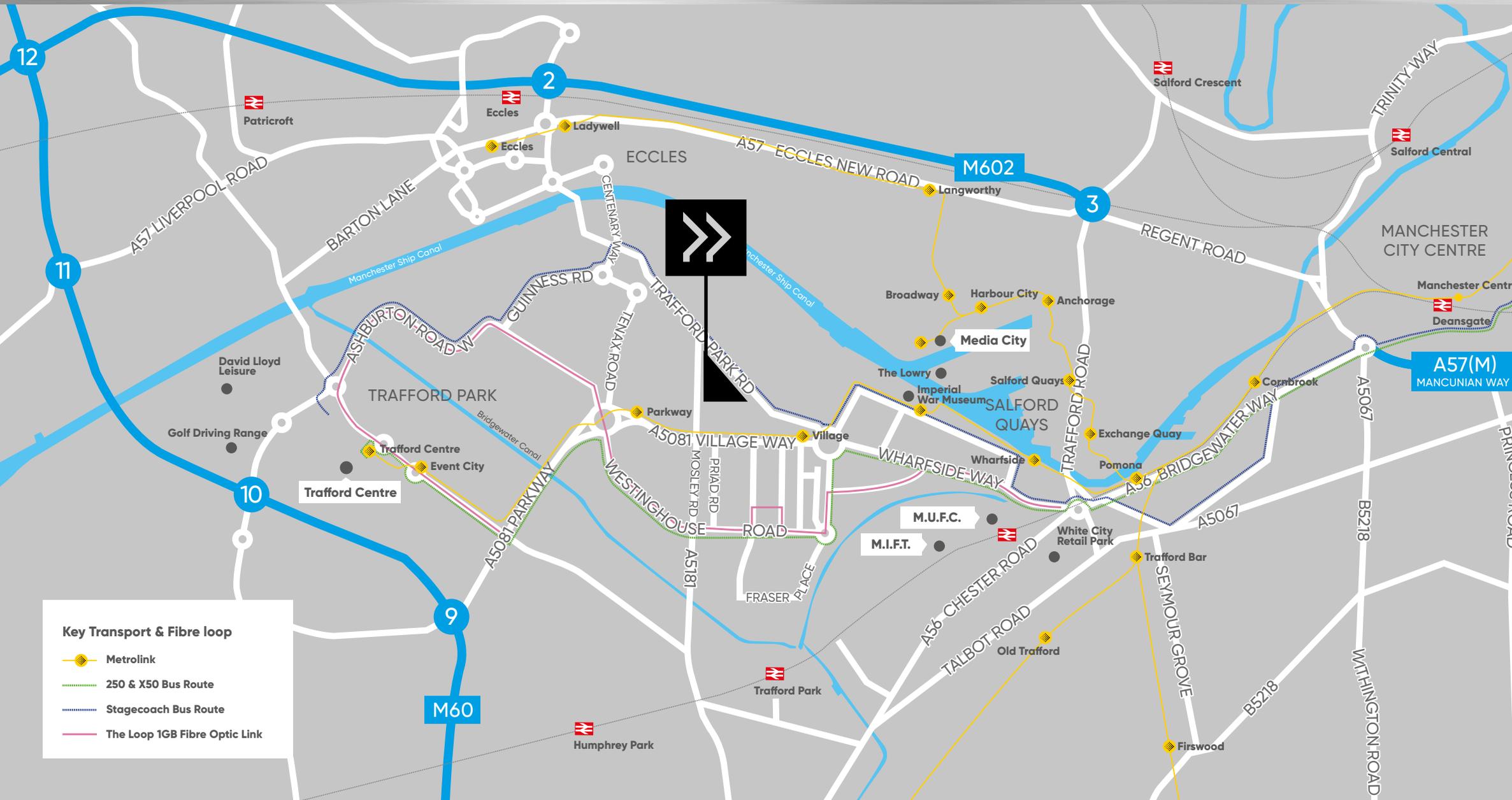
➤ Premier
Park

TRAFFORD PARK RD

HIGHLY
SECURE MULTI-LET
INDUSTRIAL ESTATE
WITHIN TRAFFORD PARK



Premier Park IS CENTRALLY LOCATED BEING WITHIN CLOSE PROXIMITY TO MEDIA CITY AND OLD TRAFFORD WHILST BENEFITING FROM EASY ACCESS TO MANCHESTER CITY CENTRE AS WELL AS JUNCTIONS 9 & 10 OF THE M60 MOTORWAY.



Key Transport & Fibre loop

- Metrolink
- 250 & X50 Bus Route
- Stagecoach Bus Route
- The Loop 1GB Fibre Optic Link

CITIES/TOWNS

Manchester City Centre	4 Miles
Stockport	11 Miles
Bolton	12 Miles
Warrington	18 Miles
Preston	32 Miles
Liverpool	32 Miles

MOTORWAYS/ROADS

M602 (J2)	1.5 Miles
M60 (J9)	1.5 Miles
M62 (J12)	4 Miles
M6	15 Miles

RAIL/METROLINK

Barton Dock Road	0.5 Miles
Village Way	0.5 Miles
MediaCityUK	1 Mile
Trafford Park	2 Miles

AIRPORTS

Manchester	10 Miles
Liverpool John Lennon	30 Miles

← M60/M62

2

M602



M60 (J9 & J10)
within 1.5 miles



Manchester Ship Canal

A5081 PARKWAY

TRAFFORD PARK RD

MediaCityUK

← M60

GXO

A5081 VILLAGE WAY

METROLINK

Salford Quays

AMAZON

WHARFSIDE WAY

ADIDAS

L'OREAL

MANCHESTER CITY CENTRE →

MANCHESTER INTERNATIONAL
FREIGHT TERMINAL



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 HIGHLY SECURE
 MULTI-LET INDUSTRIAL ESTATE
 WITHIN TRAFFORD PARK



CCTV Monitored



24/7 on-site Security

AVAILABILITY

UNITS	SPACE	SQ FT	SQ M
4+5	Ground Floor	20,298.1	1,885.7
	First Floor	1,240.8	115.3
	TOTAL	21,538.9	2,001.0

UNIT	SPACE	SQ FT	SQ M
6	Ground Floor	12,347.8	1,147.1
	First Floor	1,240.8	115.3
	TOTAL	13,588.6	1,262.4

UNIT	SPACE	SQ FT	SQ M
4-6	Ground Floor	32,645.9	3,032.9
	First Floor	2,481.5	230.5
	TOTAL	35,127.5	3,263.4

*Areas shown are approximate (GEA)

UNITS 4 - 6

**13,589 -
35,128 SQ FT**
(1,262 - 3,263 SQ M)

 Highly visible modern end terrace industrial/warehouse unit that is energy efficient with low maintenance costs.

 Electronic level access doors.

 B1(c), B2 and B8 permitted use.

 Car parking spaces.

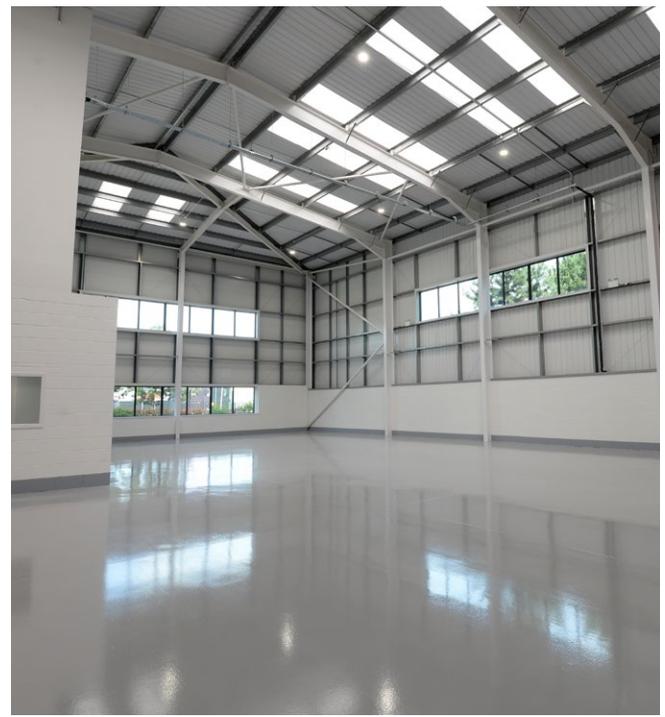
 PV Panels installed for the benefit of the tenant.

 2 EV charging ports.





indicative images of Unit 1 when refurbished



UNITS 4 - 6

**13,589 -
35,128 SQ FT**

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TO BE REFURBISHED



8m Clear eaves height to the underside of haunch.



High quality two storey offices.



The warehouse floor slab has a floor loading of 40 kN/m² and a single leg point load of 80 kN.





» Premier Park

Acheson Way
Trafford Park
Manchester **M17 1GA**

TERMS

The unit is available by way of a new full repairing and insuring lease direct from the landlord.

EPC

An EPC is available on request.

RENT

On application.

VIEWINGS

By appointment with the joint letting agents JLL and B8.

Anthony Mellor
anthony@b8re.com
07794 757 939

Ruth Leighton
ruth.leighton@jll.com
07716 077 324

Will Kenyon
will@b8re.com
07802 869 279

James Forshaw
james.forshaw@jll.com
07714 693 848



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