

For Sale: The Works, Trafford Park



Prime, Self-Contained Distribution / Manufacturing Premises – 52,262 sq.ft.
A rare freehold opportunity in the heart of Trafford Park
Mosley Road, Trafford Park, Manchester, M17 1NB





Trafford Park – *the* North West's Prime Location

The property is located on Mosley Road, north of its junction with Village Way (A5081), within the heart of Trafford Park.

Trafford Park is one of Europe's most established industrial locations, accommodating over 1,330 businesses and more than 35,000 employees, providing access to a deep and skilled labour pool.

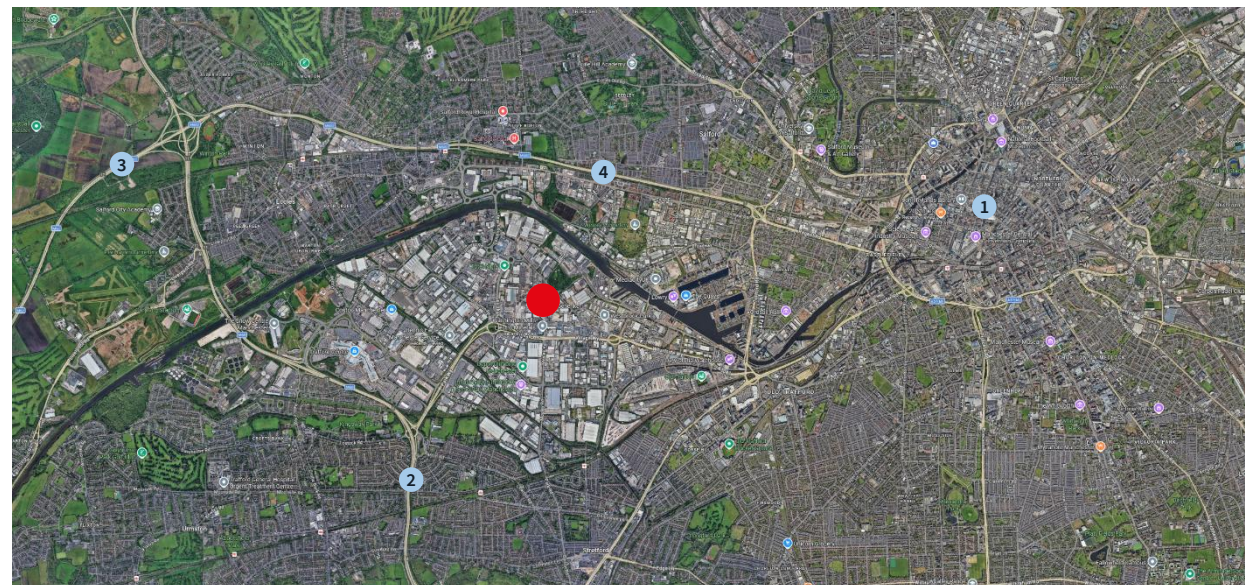
Road Connectivity

-  M60 (Junction 9): approximately 1 mile
-  Manchester City Centre: approximately 3 miles
-  Manchester International Airport (approximately 10 miles)
-  Direct access to the wider national motorway network

Public Transport

-  Parkway Metrolink Stop: approximately 800 m
-  Village Metrolink Stop: approximately 900 m

Notable Trafford Park occupiers:



- 1 Manchester City Centre
- 2 M60
- 3 M62
- 4 M602

Sainsbury's

L'ORÉAL

TESLA

GXO

amazon

adidas

Kellogg's

DHL

P&G

Specification



2022 Build



Detached, Self
Contained Premises



Substantial PV/Solar
Array



Large Secure
Yard & Separate
Car Parking



10.35m to Underside
of Haunch



3 Dock Level Loading
Doors



2 Level Access
Loading Doors



Three Storey Office
Accommodation



750KVA Incoming
Power Supply



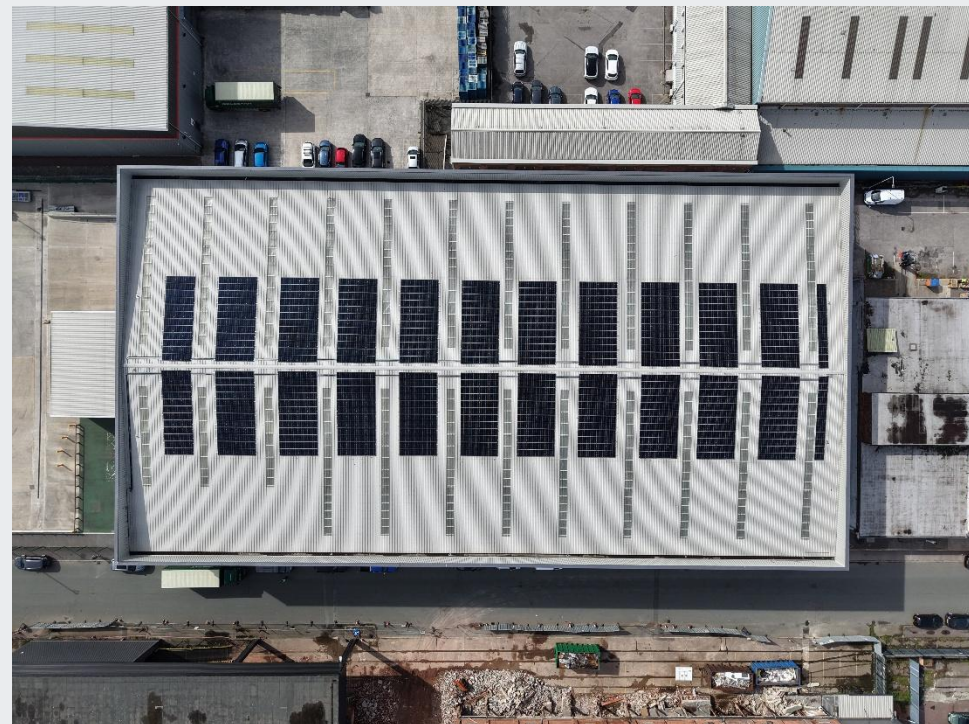
Ancillary Welfare
Facilities including WCs,
Canteen and Storage
Areas



46 Car Parking
Spaces



6 Cycle Spaces and 2
Motorcycle Spaces





Accommodation

Gross Internal Areas (GIA):

Approximate Site Area: 2.64 acres (1.07 hectares)

(Plot areas taken from LandInsight)

Accommodation	Sq Ft	Sq M
Ground Floor (Warehouse, Offices, Ancillary & Transport Office)	42,774	3,973.8
First Floor Offices	3,614	335.83
Second Floor Offices	3,614	335.83
Drive-In Canopy	2,260	209.96
Total	52,262	4,855.42



Further Information

Timing

Vacant possession in July 2027. A short-term leaseback until 31st June is envisaged.

Services

All mains services are understood to be available, including three-phase electricity, gas, mains water and drainage.

Rateable Value

Rateable Value of £437,500. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Pricing

On application. VAT may be applicable at the prevailing rate.

Tenure

Freehold (MAN420683)

Planning

Uses understood to fall within Classes B1, B2 and B8.

EPC

A (21)



Further Information & Viewings:

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