

» Premier Park

UNITS
1&12

6,352 - 6,779 SQ FT
(590 - 630 SQ M)

FULLY REFURBISHED

TO LET
MODERN WAREHOUSE UNITS
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**

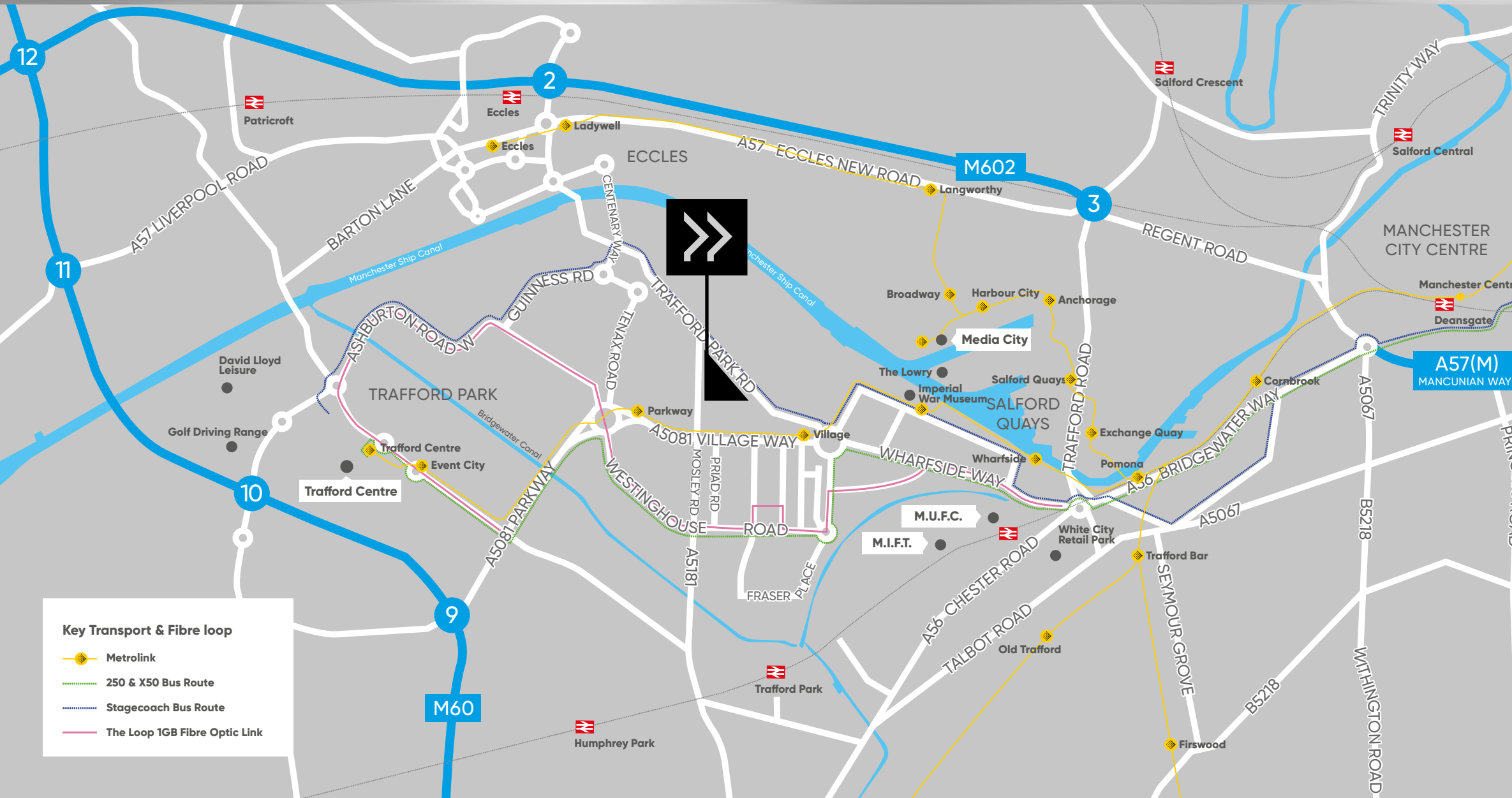
An aerial photograph of an industrial estate. A red line outlines a specific area containing several large industrial buildings and parking lots. The text 'Premier Park' is in the top right, and a large text block is in the bottom right. A road label 'TRAFFORD PARK RD' is near the bottom center.

» 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

AMAZON

WHARFSIDE WAY

Salford Quays

ADIDAS

L'OREAL

MANCHESTER CITY CENTRE ▶

MANCHESTER INTERNATIONAL
FREIGHT TERMINAL



>> Premier Park
HIGHLY
SECURE
MULTI-LET
INDUSTRIAL
ESTATE
WITHIN
TRAFFORD
PARK



CCTV
Monitored



24/7 on-site
Security



Gatehouse Entry

AVAILABILITY

There is currently two units available:

UNIT	SPACE	SQ FT	SQ M
1	Warehouse	4,935	459
	2 Storey Offices	1,844	171
	TOTAL	6,779	630

*Areas shown are approximate (GEA)

UNIT	SPACE	SQ FT	SQ M
12	Warehouse	X,XXX	XXX
	2 Storey Offices	X,XXX	XXX
	TOTAL	6,352	590

*Areas shown are approximate (GEA)



UNITS
1&12

**6,352 -
6,779 SQ FT**
(590 - 630 SQ M)



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



1 Electronically operated, sectional up and over loading door that is 5m high x 3.5m wide.



B1(c), B2 and B8 permitted use.



13 Car parking spaces.



PV Panels installed for the benefit of the tenant.



2 EV charging ports.





UNITS
1&12

**6,352 -
6,779 SQ FT**
(590 - 630 SQ M)

FULLY 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.



Includes disability lift.



» Premier Park

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

TERMS

The units are 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



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and Maryland Securities and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. July 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk