

» Premier Park

UNIT 1

6,779 SQ FT (630 SQ M)

4,935 SQ FT MODERN WAREHOUSE 1,844 SQ FT OFFICES

FULLY REFURBISHED

TO LET
MODERN WAREHOUSE
ON THE MOST SECURE MULTI-LET
ESTATE ON TRAFFORD PARK



Acheson Way
Trafford Park
Manchester M17 1GA



24/7 on-site
Security



CCTV
Monitored



Gatehouse
Entry

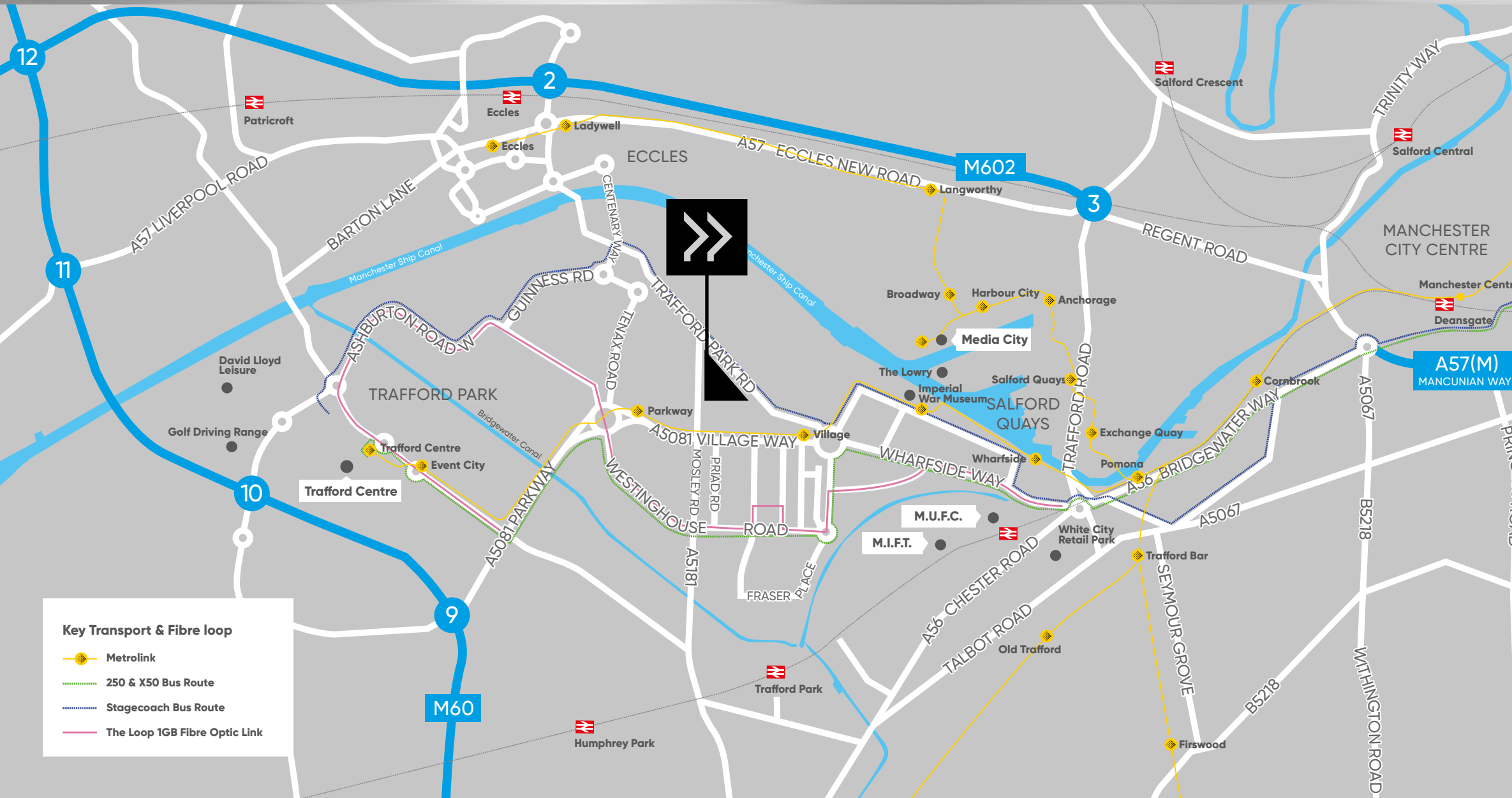
An aerial photograph of an industrial estate. A red line outlines a specific area containing several large industrial buildings and parking lots. The surrounding area is filled with more industrial structures and greenery. The text 'Premier Park' is overlaid in the top right corner, and 'THE MOST SECURE MULTI-LET INDUSTRIAL ESTATE ON TRAFFORD PARK' is overlaid in the bottom right corner. A road sign for 'TRAFFORD PARK RD' is visible near the bottom center.

» Premier
Park

TRAFFORD PARK RD

THE MOST
SECURE MULTI-LET
INDUSTRIAL ESTATE
ON 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.



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

A5081 VILLAGE WAY

METROLINK

WHARFSIDE WAY

Salford Quays

ADIDAS

AMAZON

L'OREAL

MANCHESTER INTERNATIONAL
FREIGHT TERMINAL

MANCHESTER CITY CENTRE ▶



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INDUSTRIAL
ESTATE
ON
TRAFFORD
PARK



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Gatehouse Entry



Generous Car Parking

AVAILABILITY

There is currently one unit 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 1

6,779 SQ FT (630 SQ M)

WAREHOUSE 4,935 SQ FT
OFFICES 1,844 SQ FT



Highly visible modern end terrace industrial/warehouse unit 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.



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(630 SQ M)

WAREHOUSE 4,935 SQ FT
OFFICES 1,844 SQ FT
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.





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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
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