



Sixteen.

Unit 2
No.1 Old Trafford
Trafford Wharf Road
Stretford
M17 1AB
/// points.happen.salt

Unit 2 - Available

Unit 1 - Let to Shahi Masala

RETAIL/LEISURE UNIT 2 - TO LET

1,367 sq ft Ground floor shell and core unit at Wharfside, Old Trafford



NO.1 OLD TRAFFORD

Unit 2 (Available)
Trafford Wharf Road,
M17 1AB

Units 2 is the remaining retail shell commercial unit available TO LET in this recently completed 354 apartment residential development, facing Wharfend of the Manchester Ship Canal and new Metrolink stop.

MediacityUK and Salford Quays are less than 1 mile away and can be reached on foot via the paved canal towpath and footbridges in less than 20 minutes with the A5081 and A56 roadways a stones throw away, providing access to the Manchester inner ring road, M60 ringroad and M602.

Missguided, O2 Victoria Warehouse, Exchange Quay, Old Trafford Stadium and The Lowry are all within 500m of No.1 Old Trafford in this lively, recently completed £73m development.

The 'Hilti' site adjacent has also been granted planning permission for a further 500 BTR and 500 Student units.



UNIT 2 – AVAILABLE

- Unit 2 is fitted to shell and core
- Floor to ceiling height of 5m
- Available to be leased as a whole
- North Easterly position
- Potential for outdoor seating
- Loading bay to south by car park entrance for deliveries

Price

The annual rent for the premises is £20 ,000 per annum exclusive.

Accommodation

Unit 2 Ground Floor NIA	1,367 sq ft	172 sq m
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Tenure

Available now by way of a new lease for a term to be agreed.

Rates* (2023)

To be assessed.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Planning

Property benefits from Class E consent

Parking

On-site availability

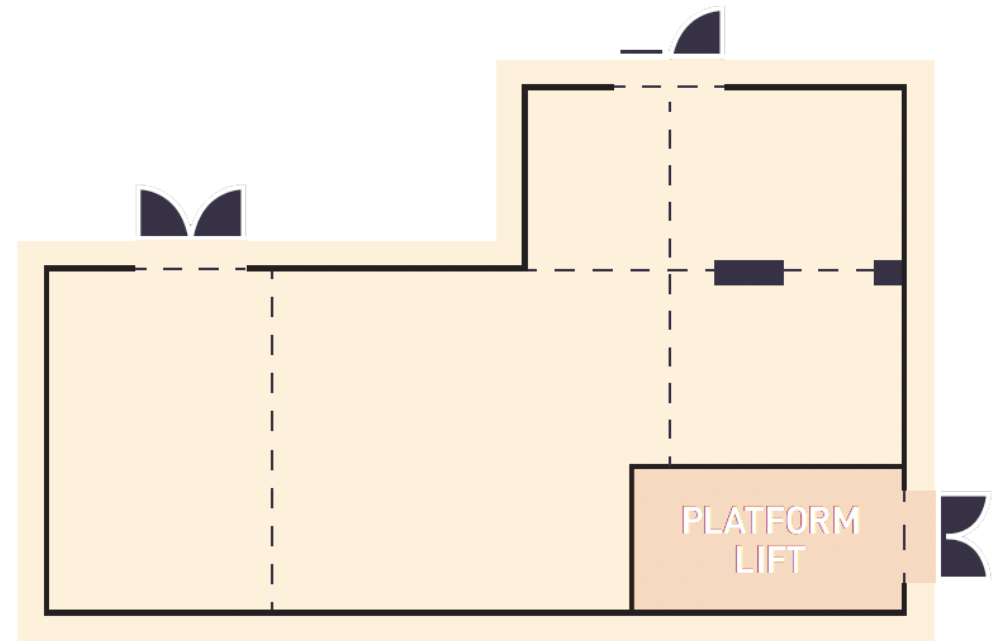
EPC

EPC Rating - A

Service Charge

£1.47 per sq ft

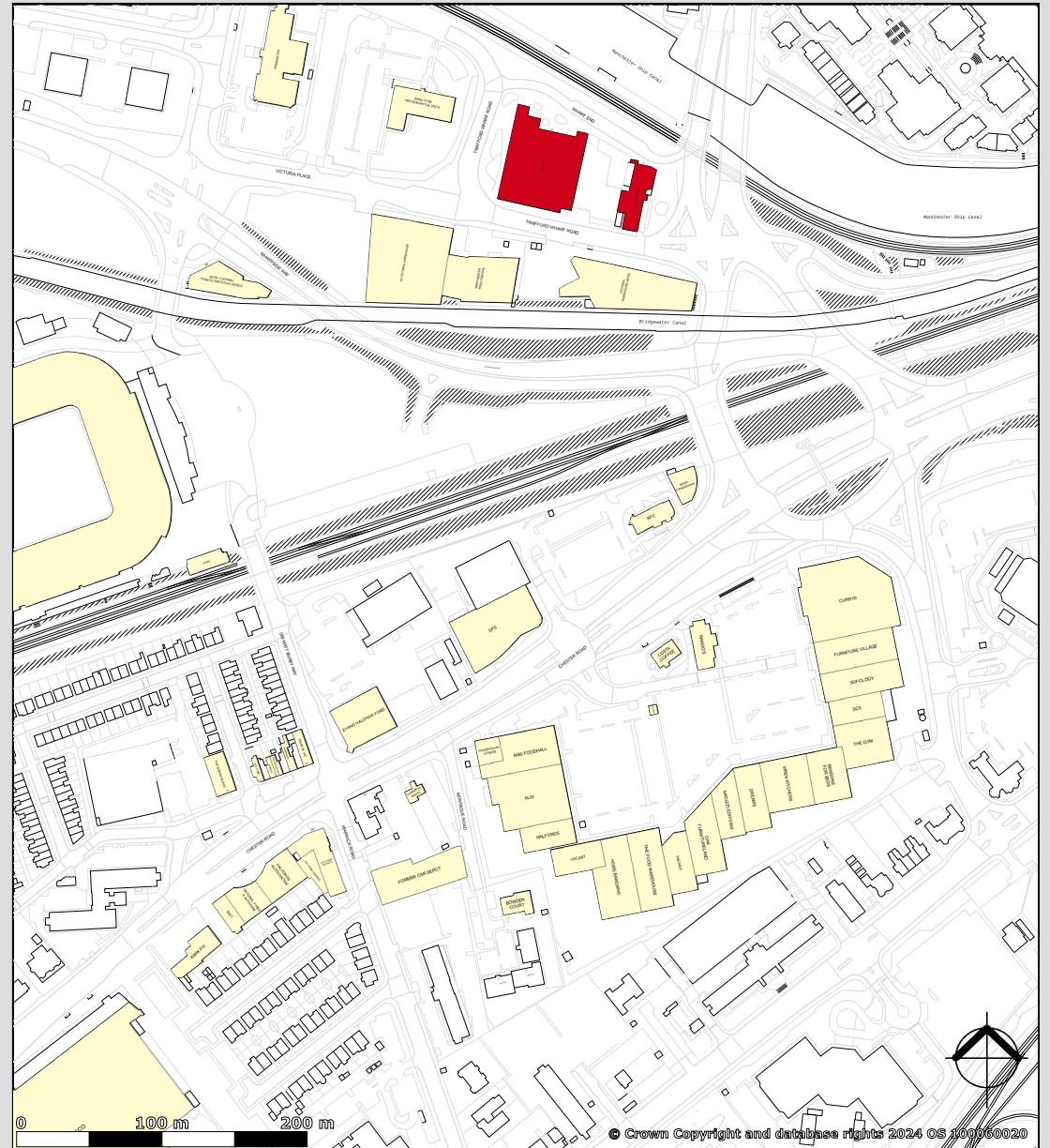
UNIT 2 FLOOR PLAN





GOAD

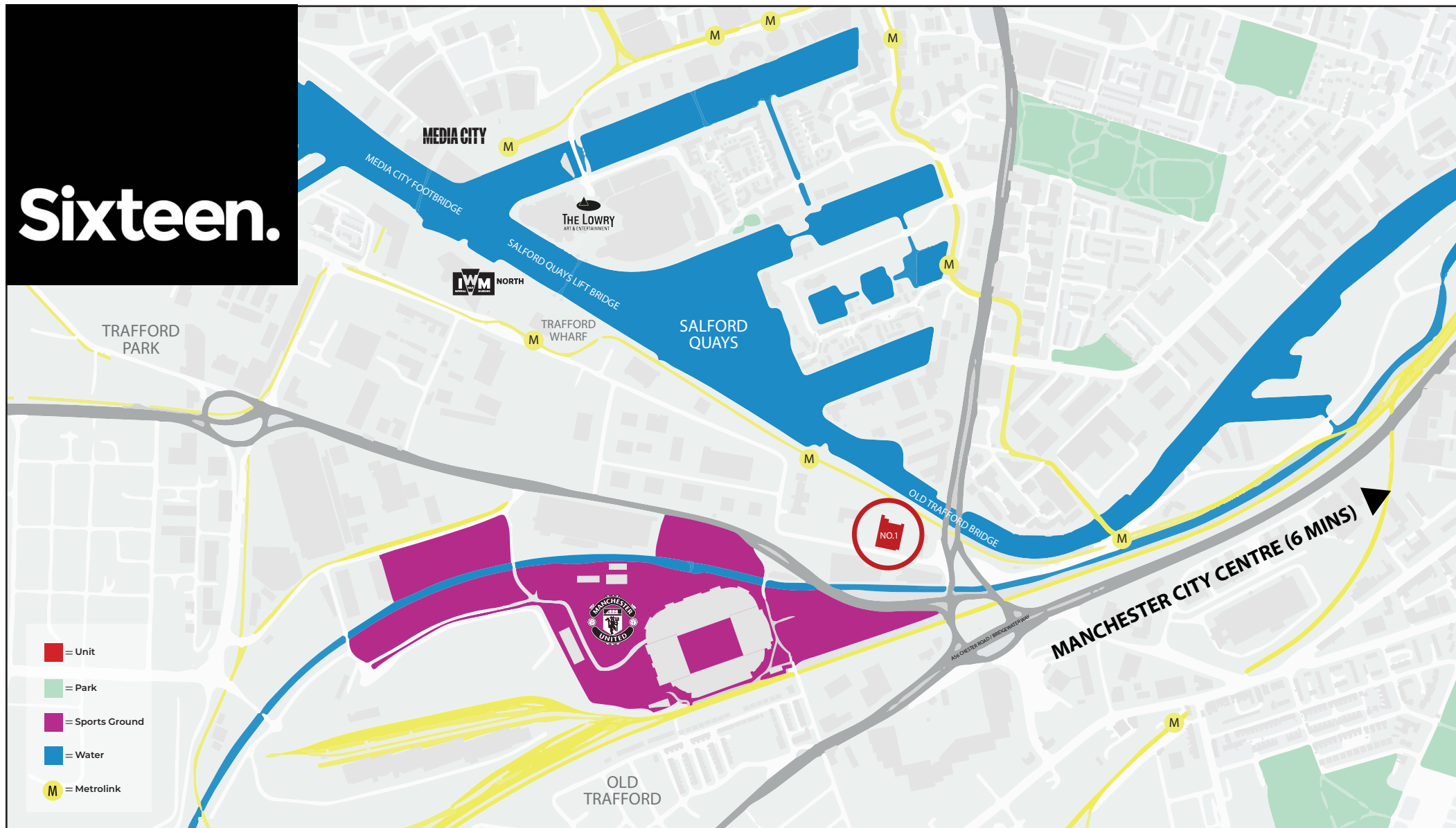
No1 Old Trafford



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Plotted Scale - 1:2,500

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