

**Tenax Road, Trafford Park, Manchester,
M17 1JT**

B8

0161 375 6000

www.b8re.com

TO LET

35,430 SQ.FT. on 2.19 ACRES



PROMINENT DETACHED INDUSTRIAL / WAREHOUSE UNIT

LOCATION

The property is situated on Tenax Road (A576) in a very prominent location right in the heart of Trafford Park.

Trafford Park is home to over 1300 companies including Kellogg's, Amazon, GXO, DHL and many more. Trafford Park is the premier industrial area in the Northwest of England with excellent motorway connects.

Manchester City Centre is approximately 4 miles to the northeast and access to the motorway network is obtained via Junctions 9 and 10 of the M60 and Junction 2 of the M602. In addition, Media City is only 2 miles from the property.



DESCRIPTION

The detached property is steel portal frame construction benefitting from the following specification;

- Secure gated yard/car parking area
- Floodlit yard area
- 6m eaves height and 9.7m to the apex
- Electric entrance gate
- 9 electric roller shutter doors
- Translucent roof panels
- 3-phase power supply
- W/C facilities
- Dedicated offices





LEASE TERMS

Available on a new FRI lease, terms to be agreed

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

EPC

Available upon request.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

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