

» Premier Park

UNITS
1&12

6,353 - 6,779 SQ FT
(590.2 - 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



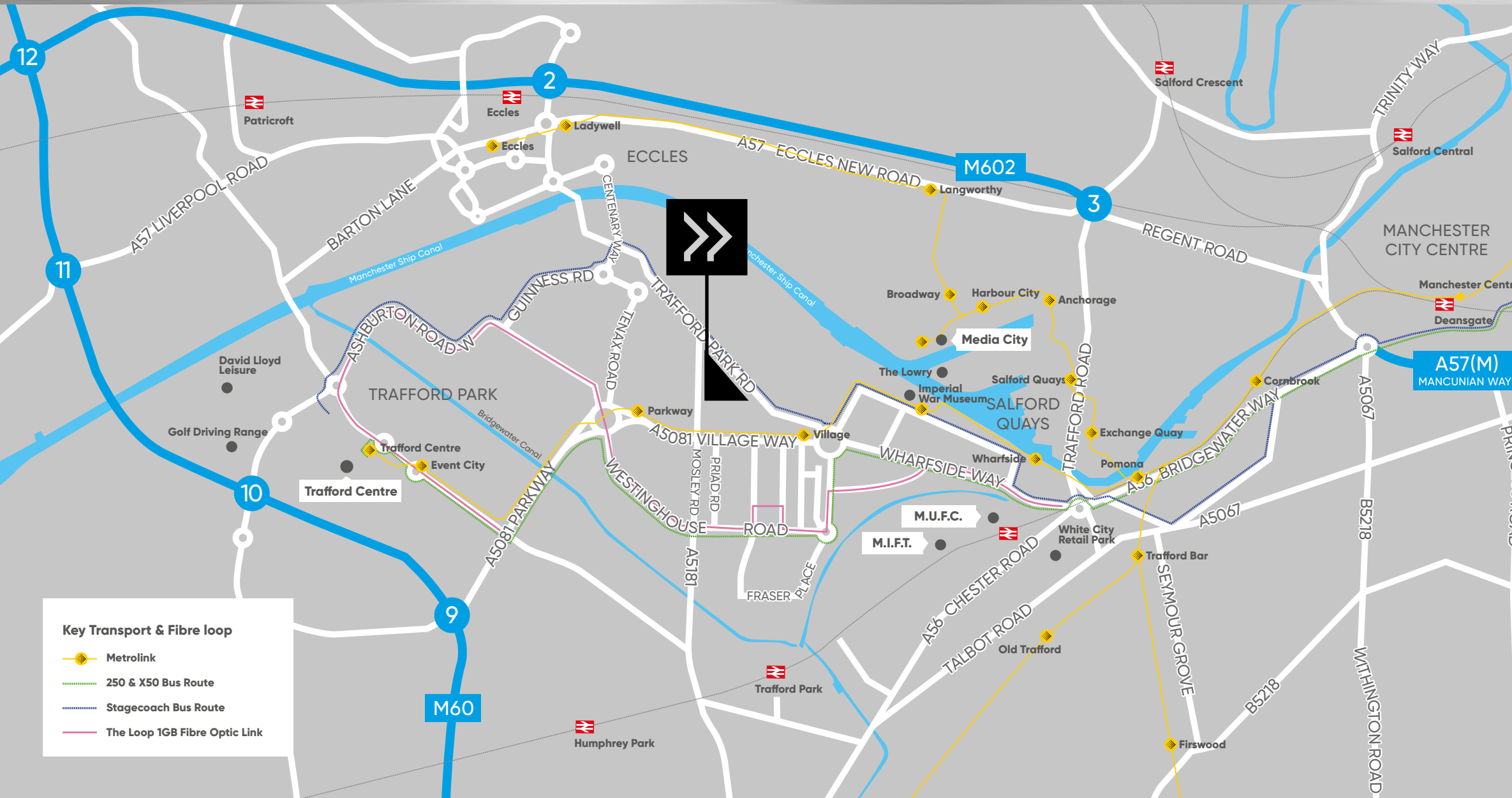
Gatehouse
Entry



» Premier
Park

»
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.



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



A5081 PARKWAY

TRAFFORD PARK RD

MediaCityUK

◀ M60

GX0

A5081 VILLAGE WAY

METROLINK

WHARFSIDE WAY

Salford Quays

ADIDAS

AMAZON

L'OREAL

MANCHESTER INTERNATIONAL
FREIGHT TERMINAL

MANCHESTER CITY CENTRE ▶



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INDUSTRIAL
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WITHIN
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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

UNIT	SPACE	SQ FT	SQ M
12	Warehouse	5,683	528
	2 Storey Offices	670	62.2
	TOTAL	6,353	590.2

*Areas shown are approximate (GEA)



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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.

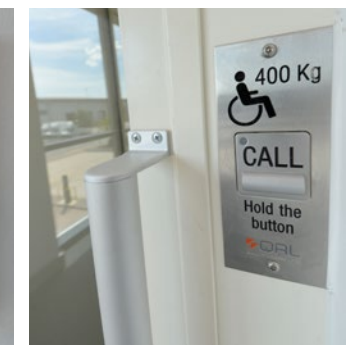


PV Panels installed for the benefit of the tenant.



2 EV charging ports.





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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 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
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07794 757 939

Ruth Leighton
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