

Unit 6

Manchester Trade Park,
Oldham Road,
Manchester M40 5AX



Leasehold

Industrial | warehouse unit

**8,669 sq ft (805 sq m)
Fully refurbished
trade counter unit**

with office accommodation



Front and rear
loading



Comprehensively
refurbished



Prominent trade
counter location

Manchester Trade Park is prominently situated fronting Oldham Road, approximately 2 miles north east of Manchester city centre. Oldham Road benefits from being one of the main arterial routes into Manchester, linking the city centre with the M60, just 3 miles to the north east.

Occupational costs

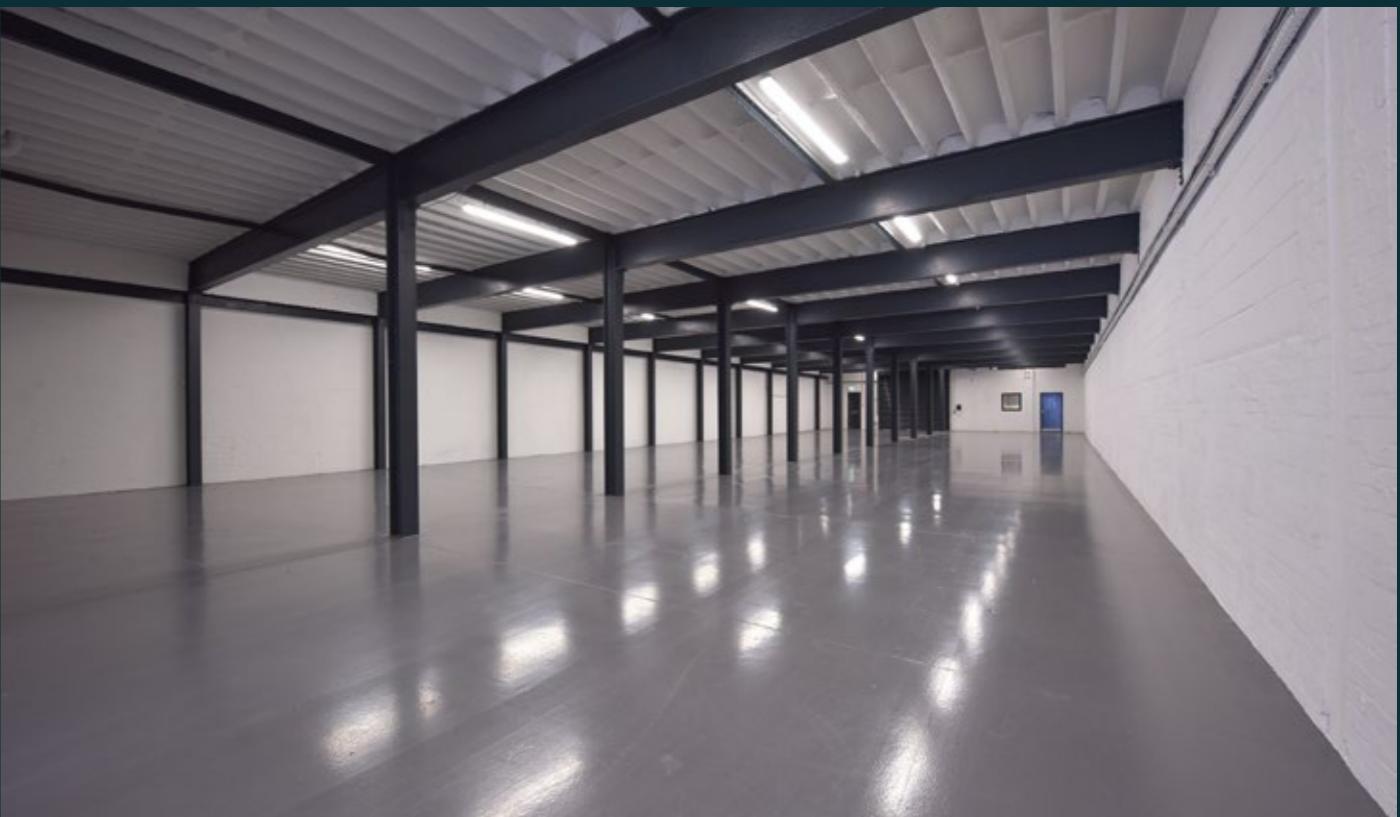
	Per annum (£)	Rent (£ per sq ft)
Rent	£117,031.50	£13.50
Service Charge	£4,963.11	£0.57
Business Rates	£1,922.98	£0.22
Total cost	£123,917.59	£14.29

Accommodation breakdown

	Sq ft	Sq m
Warehouse	7,367	684.4
Office	1,302	121
Total	8,669	805.4

Specification

- ✓ Prominent trade counter location
- ✓ Ample customer and staff parking
- ✓ Front and rear loading
- ✓ 24 hr access
- ✓ Three phase power





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Location

Manchester Trade Park is situated within an established industrial location with excellent connectivity with direct access to the A62.



M57
3 miles



M60
3 miles



**Manchester Victoria
Rail station**
2 miles



Manchester Airport
12 miles

Additional information

Planning class	General industrial
Lease summary	The unit is available on flexible terms. Please contact us for more details
Viewings	By appointment only
Legal costs	Each party will be responsible for their own legal costs incurred
EPC	B

Key contacts

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