

A fully secure gated Industrial Estate
in the heart of Trafford Park



CentenaryLink
INDUSTRIAL ESTATE

TO LET

**Warehouse /
Industrial Unit**

UNIT 1

42,311 Sq Ft

3,931 Sq M

Trafford Park, Manchester, M17 1EB



CentenaryLink

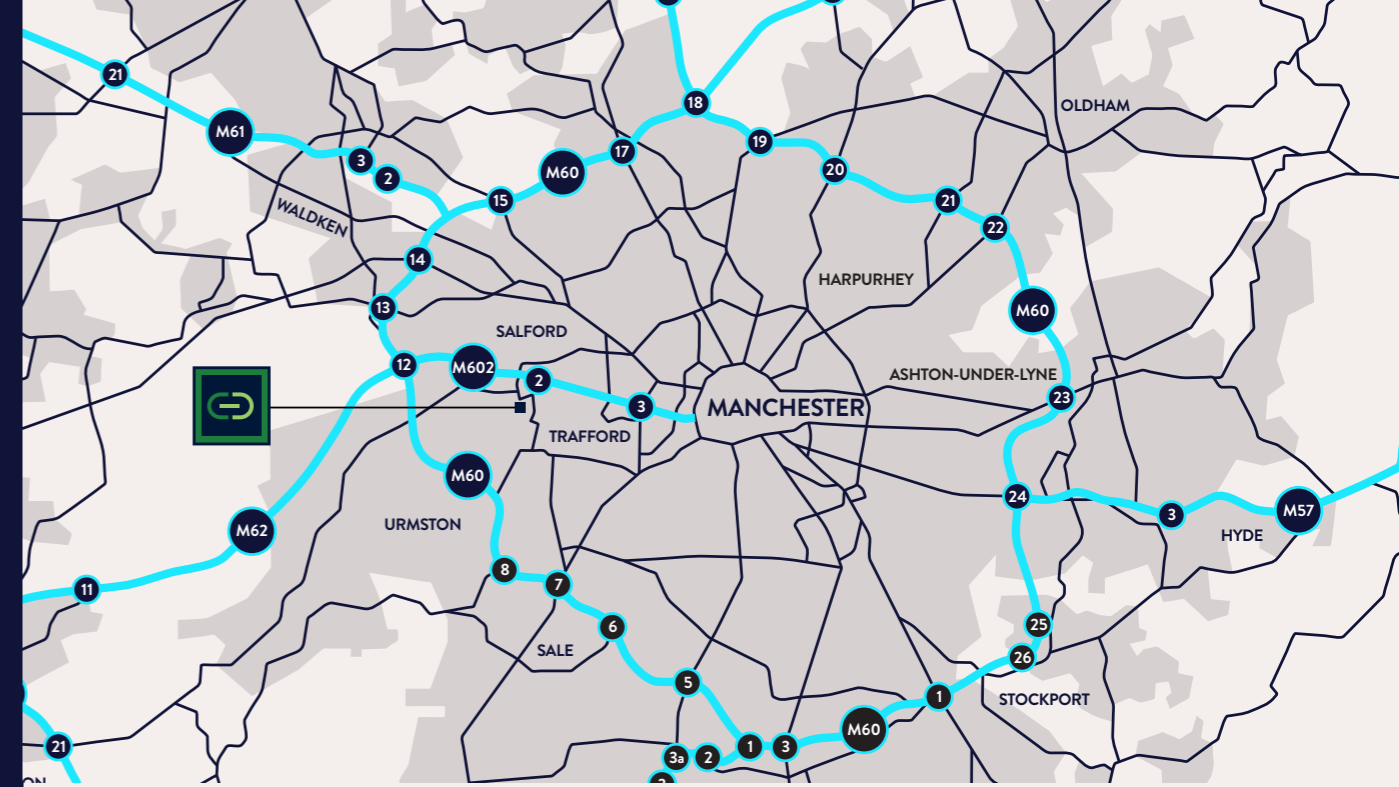
INDUSTRIAL ESTATE

THE ESTATE

Centenary Link is an industrial / warehouse estate situated in the heart of Trafford Park.

The estate is located on Centenary Way, approximately 1 mile from Junction 9 of the M60 Manchester motorway, forming the Manchester Outer Ring Road. Access to the M60 motorway from Centenary Way is via the A576 Tenax Road and then the A5081 Parkway.

Junction 2 of the M602 is within 1.5 miles of the estate and can be accessed directly via Centenary Way. Manchester City Centre lies approximately 4 miles to the east and can be reached via the recently completed metrolink with the nearest stop around 0.7 miles from the estate. Manchester airport is 10 miles to the south.



TRAFFORD PARK BOASTS:



Over 120,000 registered businesses located within a 30 minute drive time



Total population of 7.6 million people within a 60 minute drive



Home to the largest inland freight terminal in the North West



Fantastic Transport Connections



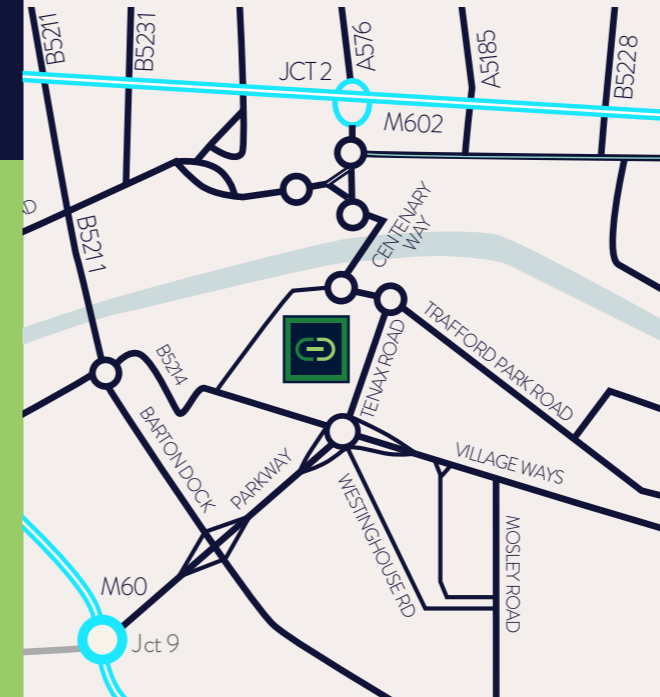
9 Million Sq M of Business Space



Recently completed metrolink to Manchester City Centre

Centenary Link is located within Trafford Park the North West's premier industrial estate and home to large mix of local, regional and national companies.

Manchester City Centre is only 4 miles away and is easily accessible via Chester Road (A56).





CentenaryLink

INDUSTRIAL ESTATE

DESCRIPTION

Unit 1 Centenary Link occupies a prime position at the head of the estate and provides high quality warehousing and industrial accommodation. It benefit from the following features:



Steel Frame Construction



Level access roller shutter doors



Office content



Electric automated security gate with intercom access



LED Lighting



3 phase Electricity supply



Generous parking



WC's



Shared yard provision

UNIT 1 42,311 Sq Ft 3,931 Sq M

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of measuring Practice (6th edition) and has the following floor areas.

Unit	Description	Sq Ft	Sq M
1	Warehouse	38,311	3,559
1	Offices, WCs and amenities	4,000	372
Total		42,311	3931

MASTERPLAN



TO LET

Warehouse / Industrial Unit



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TERMS

The unit is available by way of a new Full Repairing and Insuring lease, for a term of years to be agreed.

RATES

Business rates are payable at the prevailing rate, for further information contact Trafford Borough Council.

SERVICE CHARGE

Tenants will be responsible for paying an annual service charge for the upkeep of the estate.

EPC

Unit 1 has an EPC rating of B(34).

LEGAL FEES

Each party shall be responsible for their own fees incurred in any transaction.

VAT

All figures quoted and subject to VAT at the prevailing rate.

CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found **here**. We recommend you obtain professional advice if you are not represented.



CONTACT

For further information or to arrange a viewing please contact the joint agents:

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