

BRIDGEWATER THREE

PRINCIPAL BUSINESS PARK



TO BE
REFURBISHED



EXCELLENT
MOTORWAY
CONNECTIVITY



CLOSE TO
TRAFFORD CENTRE



EASY ACCESS
MANCHESTER
CITY CENTRE

JUNCTION 10 M60

TAYLOR ROAD,
TRAFFORD PARK
MANCHESTER, M41 7SW

TO LET | 24,388 SQ FT
INDUSTRIAL / WAREHOUSE FACILITY
WITH OFFICES

LOCATION

The property is situated in an excellent location close to the Trafford Centre and M60 Junctions 9 & 10 Trafford Park (the North West's prime industrial location) and within easy reach of the M62 / M61 / M601 and Manchester City Centre.

The property occupies a prominent position on the corner of Taylor Road and Ashburton Road West one minute from the Trafford Centre and under half a mile from Junction 10 of the M60 motorway.

The M60 links directly to the M62 / M61, M56 and M602.

Liverpool is located approximately 32 miles west and Leeds is around 45 miles north east.

Manchester Airport is located approximately 10 miles to the south.

DESCRIPTION

The building comprises a detached industrial / warehouse facility with yards, car parking, good loading to rear and integrated office accommodation.

- 1 level access and 2 dock level doors (ability to increase loading provision as part of refurbishment).
- Secure & self-contained site.
- Dedicated car parking to front.
- 6.5m eaves.

TERMS

The unit is available by way of new Full Repairing and Insuring lease on terms to be agreed.



RENT

On application.

EPC

An EPC is available upon request.

RATES & SERVICE CHARGE

Tenants will be responsible for payment of business rates.

LEGAL COSTS

Each party to be responsible for their own legal costs.



CONTACT

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