



Trafford Park, Manchester

327,561 sq ft (30,431 sq m)

Industrial / Distribution Facility



Click here for further information

TO LET

UNDER REFURBISHMENT

FRASER PLACE | M17 1ED



ACTION.BEGAN.CLUES



**5 MILES TO
MANCHESTER
CITY CENTRE**



**THE SITE
EXTENDS
TO 17 ACRES**



**MODERN HIGH
SPECIFICATION
FACILITY**



**FULLY FITTED WAREHOUSE WITH RACKING,
SPRINKLERS & LIGHTING SAVING UP
TO £4.5M IN FIT OUT COSTS**



OXENWOOD
REAL ESTATE



OXW327 provides a modern high specification distribution facility located in the heart of Trafford Park and within 5 miles of Manchester City Centre.

Nearby access to the A5081 west and to Junction 9 of the M60. Access to the A5081 east to the A56 and City Centre.



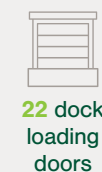
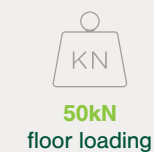
Accommodation

AREA	SQ FT	SQ M
Warehouse	312,951	29,074.40
Ground floor office	7,127	662.10
First floor offices	7,131	662.50
Gate house	364	33.70
TOTAL	327,561	30,431.00

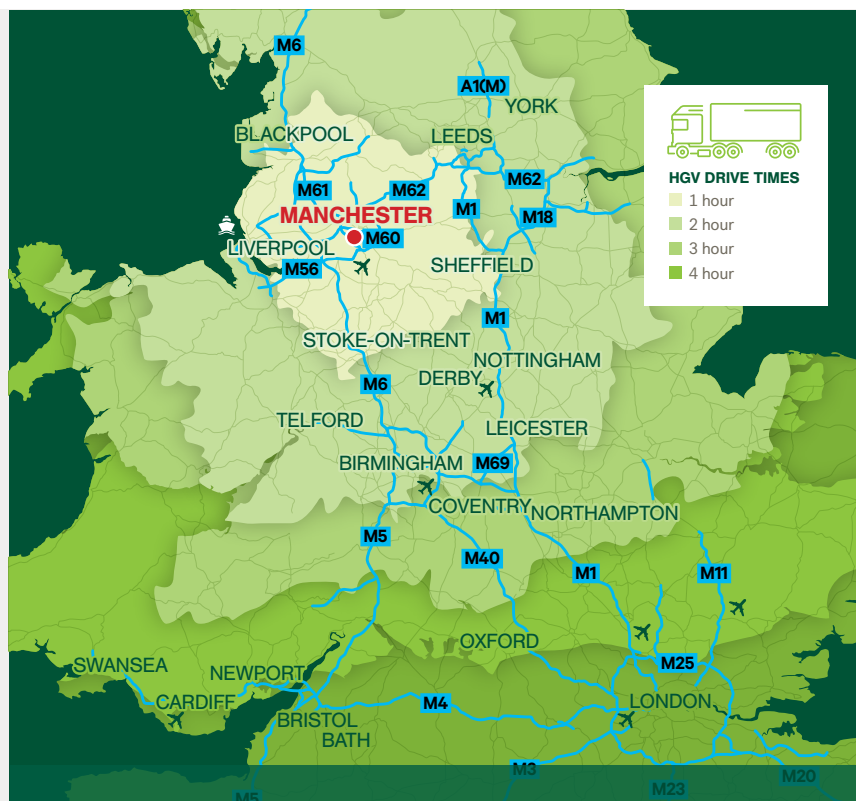


Description

The facility is of excellent specification to meet the demands of a modern business and can be further tailored to suit the end users needs.







LOCATION

OXW327 is located in one of the North West's prime distribution locations with easy access to the M60 / M62 / M602 / M56 / M6 motorways. Manchester City Centre is less than 5 miles to the north and Manchester International Airport within 10 miles to the south.

DRIVE DISTANCES

LOCATION	MILES
Manchester	5
Liverpool	32
Leeds	50
Birmingham	87

AIRPORT DISTANCES

LOCATION	MILES
Liverpool Airport	30
Manchester Airport	10
East Midlands Airport	90

PORT DISTANCES

LOCATION	MILES
Port of Liverpool	36

TERMS

The building is available on a leasehold basis.

RACKING

Available by separate negotiation.

EPC

B48.

PLANNING

B8 and E(G)iii.

BUSINESS RATES

On request.



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