

Unit 5 Brightgate Way, Trafford Park, Manchester, M32 0TB

B8

0161 375 6000
www.b8re.com

TO LET

6,520 sq ft (605.8 sq m)



INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARD

LOCATION

Brightgate Way is accessed off Hibernia Way on the north side of Barton Dock Road (B5211) close to its junction with Parkway (A5081), which is a short distance to Junction 9 of the M60 Motorway.

The property is conveniently situated close to Junction 2 of the M602. Manchester City Centre and Salford Quays are located approximately 3 miles and 1 mile to the east respectively.

With Manchester International Airport being located approximately 8 miles to the south. Additionally, Trafford Park Railway Station is within 5 minutes' walk and the proposed Metrolink extension is to provide direct links to the Trafford Centre, Manchester City Centre, Salford Quays, Bury and Altrincham.

DESCRIPTION

The unit comprises a mid-terrace self-contained property within a terrace of five units. The property provides good quality office, showroom and warehouse accommodation offering the following specification:

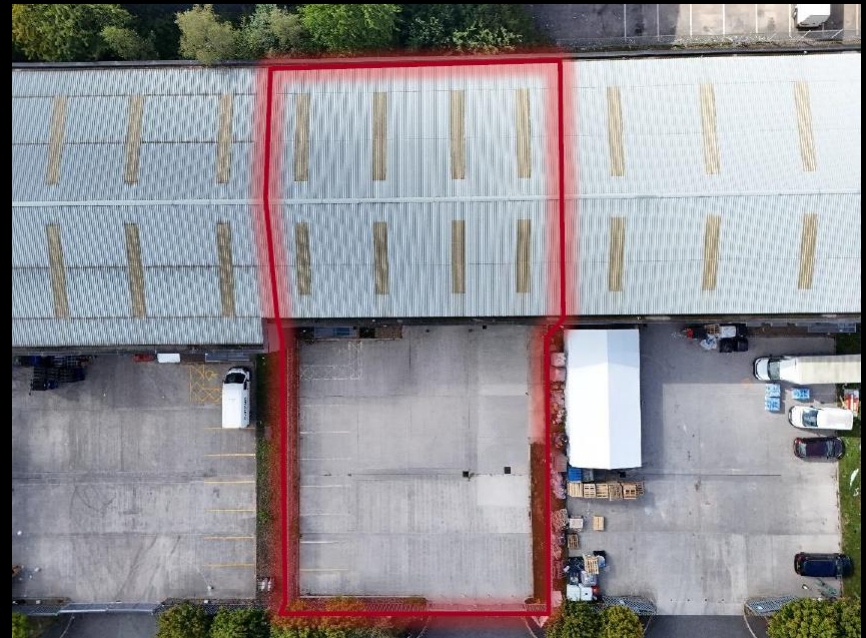
- Steel portal frame construction
- Brick built and profile metal clad elevations
- Clear headroom of 7m
- Large fully self-contained concrete yard
- Three phase electricity
- One drive in loading door

ACCOMMODATION

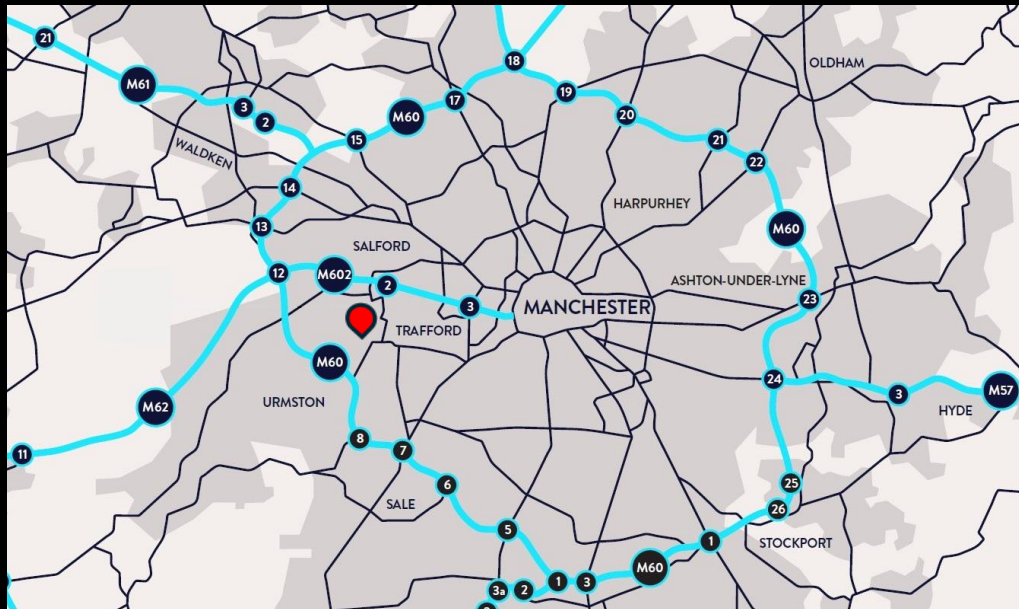
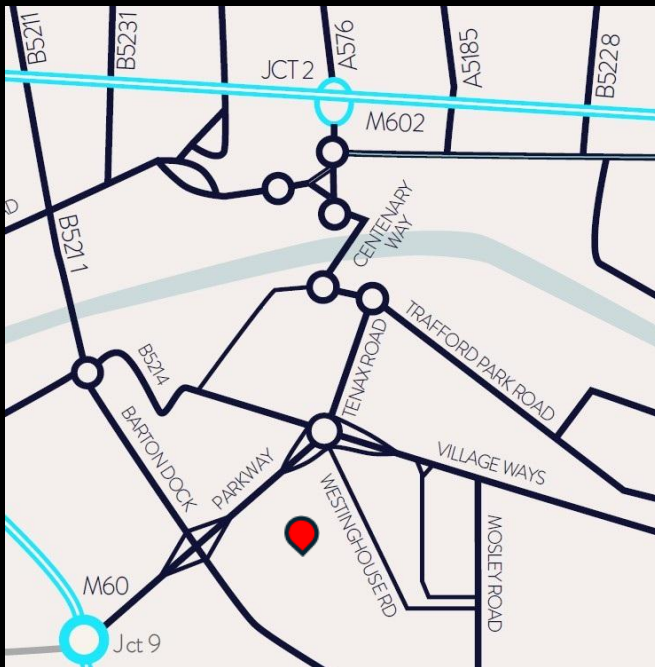
Description	Size (sq ft)	Size (sq m)
Ground Floor Warehouse	3,786	351.8
Ground Floor Offices & Showroom	1,367	127
First Floor Offices	1,367	127
TOTAL	6,520	605.8

SERVICES

The property benefits from mains water and electricity







TERMS

New Full Repairing and Insuring lease. Rental price on application.

EPC

Available on request.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

Will Kenyon
will@b8re.com
 07802 869 279

Anthony Mellor
Anthony@b8re.com
 07794 757939



PROPERTY MISDESCRIPTIIONS ACT 1991 B8 Real Estate, for themselves and the property's Vendors or Lessors, state that these particulars do not form part of any offer or contract. All information is believed to be correct at the time of publication but may change and should not be relied upon as statements of fact. Prospective purchasers or tenants must verify all details, including dimensions, condition, permissions, and VAT, independently. Plant, machinery, services, and fittings listed have not been tested and carry no warranty. Neither the Vendors, Lessors, nor B8 Real Estate or their employees have authority to make any representation or warranty regarding the property.