



TO LET

Detached Warehouse Unit
with Offices and Large Yard

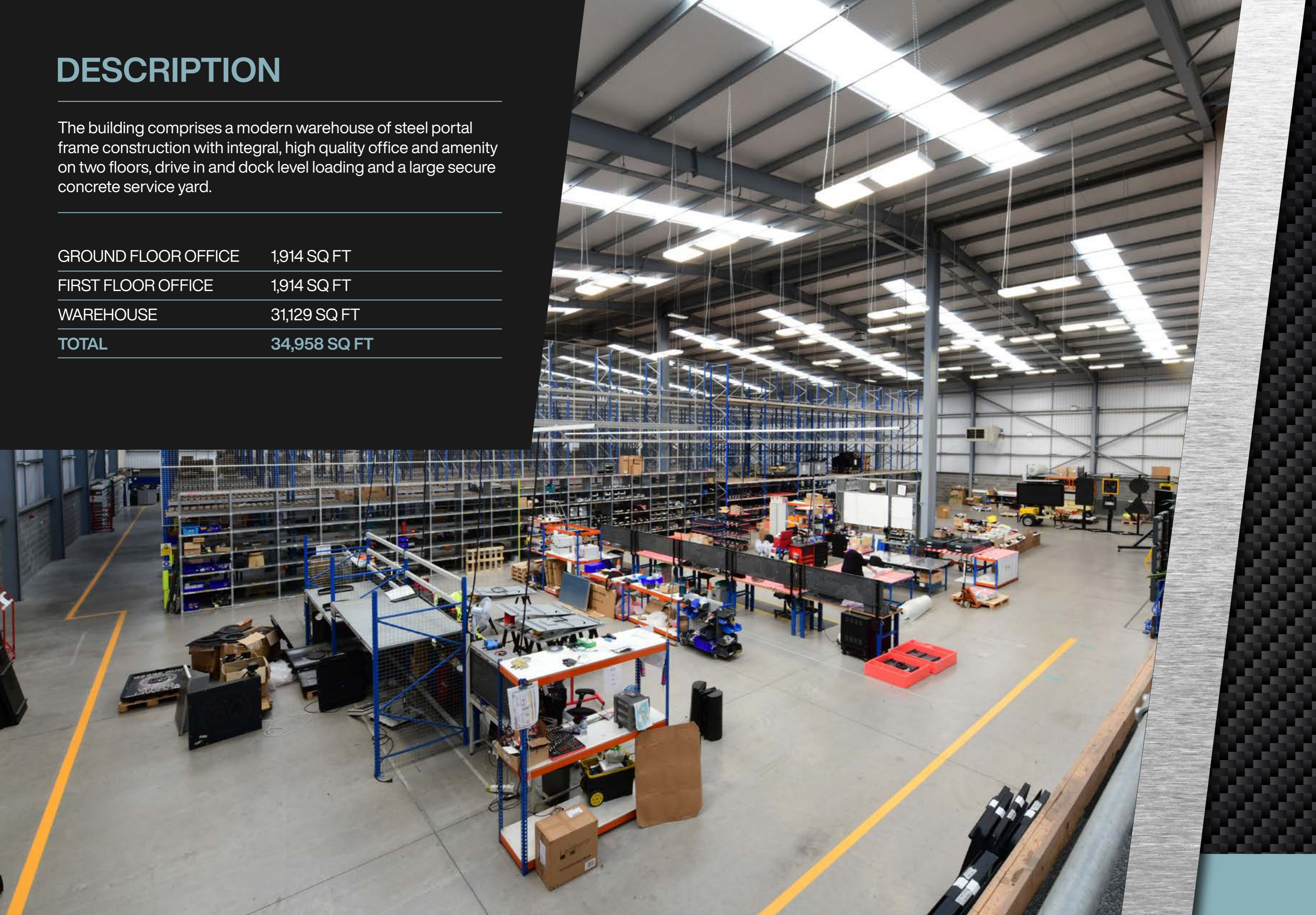
34,958 sq ft
on 2 acres approx

UNIT 2 MERLIN PARK, BARTON DOCK ROAD, TRAFFORD PARK, M32 0SZ

DESCRIPTION

The building comprises a modern warehouse of steel portal frame construction with integral, high quality office and amenity on two floors, drive in and dock level loading and a large secure concrete service yard.

GROUND FLOOR OFFICE	1,914 SQ FT
FIRST FLOOR OFFICE	1,914 SQ FT
WAREHOUSE	31,129 SQ FT
TOTAL	34,958 SQ FT



SPECIFICATION

- 

8m to underside of haunch / 9m to eaves
- 

2 dock level / 1 drive in loading door
- 

Large, secure concrete yard
- 

Low site cover (37% approx.)
- 

Ample tarmac parking to front of offices and additional parking / storage to the side
- 

High quality office accommodation on 2 floors including A/C
- 

Trafford Park location close to motorway and amenities
- 

Gas fired heating
- 

Recently installed roof lights
- 

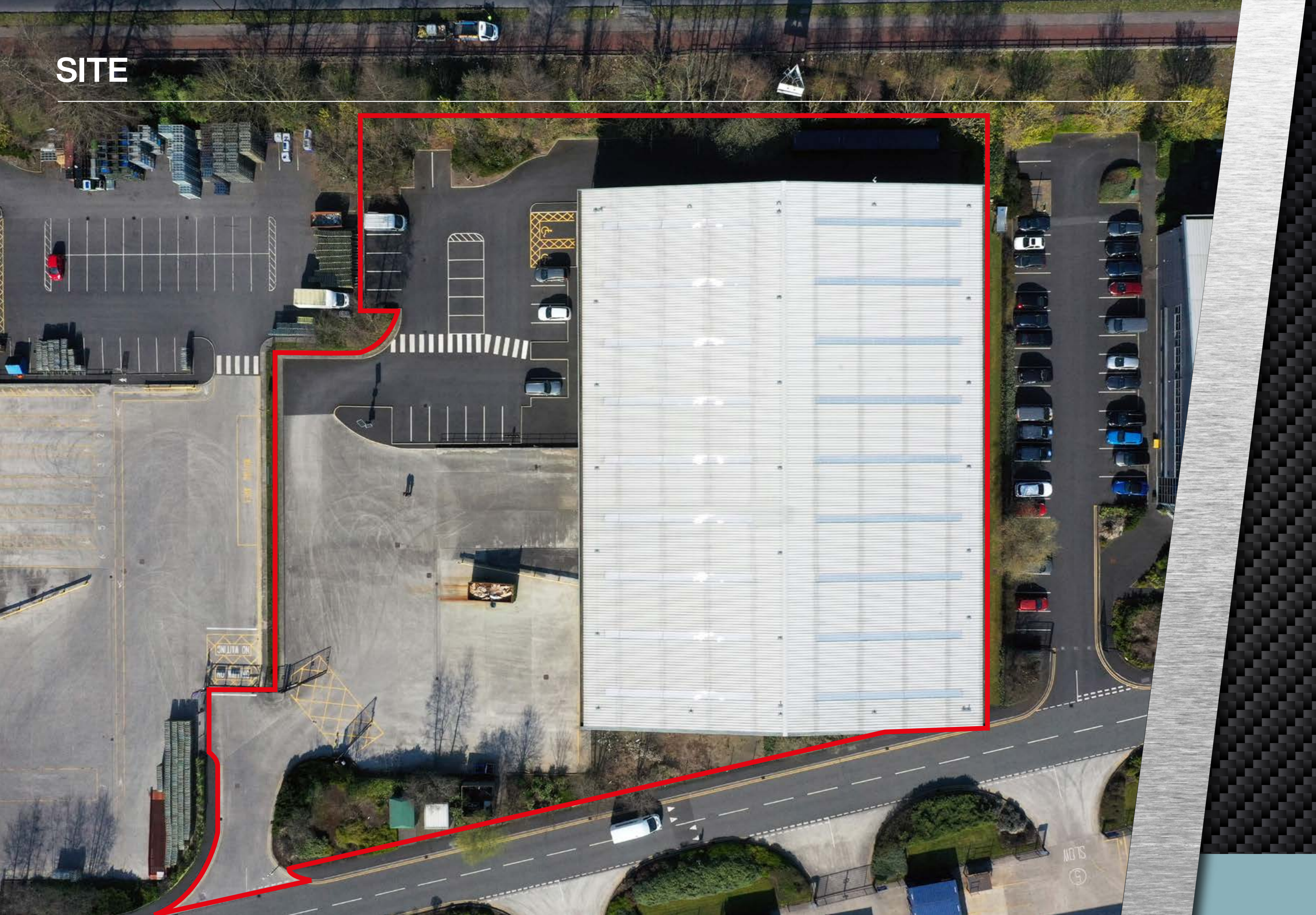
LED lighting
- 

Ground floor canteen
- 

180KVA power supply



SITE



LOCATION

Merlin Park is located on Barton Dock Road in Trafford Park, close to Kellogg's and Adidas facilities.

It is strategically located, being less than 5 minutes drive (1 mile) from Junction 9 of the M60 motorway. Amenities for staff include The Trafford Centre. The Trafford Park Metrolink Line provides regular services between The Trafford Centre, Salford Quays and Central Manchester. There are two Metrolink stations (Parkway and Village) located within a 10 minute walk.



AERIAL



MANCHESTER CITY CENTRE

OLD TRAFFORD

Pomona

Imperial War Museum

Village

amazon

adidas

L'ORÉAL

Kinaxia Logistics

KAMMAC

Kellogg's

A5181 PARK RD

BARTON DOCK RD

BMI icopal

THE GREEN GROUP

UNIT 2

THE FURROWS

GALLERY



FURTHER INFORMATION

LEGAL COSTS

Each party will bear their own legal costs.

RATING

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT.

RENT/TERMS

The property is offered on a new lease for a term of years to be agreed.

AML

In accordance with the current Anti Money Laundering (AML) Regulations, the occupier will be required to satisfy the Vendor and their agents regarding identity and the source of the funds used to complete the transaction.

VIEWING

Viewings strictly by appointment with the agent BC Real Estate.

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