

FOR SALE

MAY LET

**UNIT A THE COURT, KESTREL ROAD,
TRAFFORD PARK, MANCHESTER, M17 1SF**

B8

0161 375 6000

www.b8re.com

STANDALONE INDUSTRIAL UNIT WITH OFFICES



3,998 SQ FT (INCLUDING 1,452 SQ FT MEZZANINE)

LOCATION

The property is located just off Kestrel Road, which is accessed from Guinness Road, one of the main arterial routes through Trafford Park.

Like many properties in this established Trafford Park location, the property benefits from excellent transport links. Junction 9 of the M60 Motorway is approximately 1.5 miles away via Ashburton Road West and Parkway. Manchester City Centre lies approximately 3 miles to the west.

DESCRIPTION

The property comprises a detached industrial building with offices and benefits from the following specification:

-  One level access loading door
-  Offices at ground and first floor level
-  Mezzanine throughout the workshop area
-  LED lighting
-  5 car parking spaces



AREA	SQ M	SQ FT
Ground Floor Warehouse	133.1	1,433
Ground Floor Offices	51.5	554
First Floor Offices	51.9	559
Sub Total	236.5	2,546
Mezzanine Storage	134.9	1,452
Total GIA	371.4	3,998



TERMS

The property is available either to purchase or let.
The property is held long leasehold, which runs to March 2113.
Further details are available on application.

LEGAL COSTS

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

EPC

Available upon request.

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:

Anthony Mellor
Anthony@b8re.com
07794 757939

Sam Paddon
sam@b8re.com
07376 591823



PROPERTY MISDESCRIPTIONS 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.