

LAKE RD

TRAFFORD PARK
MANCHESTER M17 1WH

FOR SALE

SECURE SITE /
HARDSTANDING
1.74 ACRES

**DEVELOPMENT
POTENTIAL**

SUBJECT TO PLANNING



LOCATION

The subject property is situated in Trafford Park on Lake Road, which is accessed from Trafford Park Road. Junctions 9 and 10 of the M60 are less than 2 miles to the south and provide excellent access to the region's motorway and road network. Manchester city centre is approximately 3 miles to the east and Manchester Airport is approximately 9 miles to the south-east.

Trafford Park is the region's premier Industrial and Logistics destination and is home to various high-profile occupiers such as DHL, GXO Logistics and Adidas. It has rail freight handling facilities, and an excellent road network being served by 3 motorway junctions. Media City and The Trafford Centre are both located on the edge of the Park.



MANCHESTER AIRPORT
9 MILES



JCT 9 & 10 M60
LESS THAN 2 MILES



CLOSE TO MEDIACITY

LAKE RD

SAT NAV M17 1WH





METROLINK
1 MILE



CLOSE TO
TRAFFORD
CENTRE



JCT 2 M602
1.5 MILES



SALFORD
QUAYS
2 MILES

TRAFFORD PARK
IS THE REGION'S
PREMIER INDUSTRIAL
AND LOGISTICS
DESTINATION AND IS
HOME TO VARIOUS
HIGH-PROFILE
OCCUPIERS SUCH AS
DHL, GXO LOGISTICS
AND ADIDAS.





THE SITE HAS
BEEN CLEARED
BY THE VENDOR
TO PROVIDE A
CLEARED LEVEL
SURFACE.



DESCRIPTION

The site extends to 1.74 acres (0.704 hectares) in total and is fully secure with palisade fencing and gated entry. The site surface is a combination of tarmac, concrete and hard standing. The site is to be cleared by the vendor to provide a cleared level surface.

TENURE

We understand that the site is held on a freehold basis under two titles (GM225575 and MAN282085).

GM225575
MAN282085



THE SITE EXTENDS
TO 1.74 ACRES (0.704 HECTARES)





FURTHER INFORMATION

TERMS

The site is available for sale Freehold.

PRICE

On application.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

By appointment with the sole agent.

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