

UNITS 1 & 2 ROYCE TRADING ESTATE

Ashburton Road West, Trafford Park, Manchester, M17 1RY



Key Highlights

- 105,925 to 215,708 sq ft
- On a site of 9.5 acres
- Each unit provides level access doors, offices and WC's
- Units available from 105,925 to 215,708 sq ft
- The eaves height varies between 7.7m and 8.4m

Description

The property comprises a three bay warehouse providing industrial/distribution accommodation.

The units are constructed of steel frame construction, asbestos clad roof providing 10% roof lights. Elevations are constructed of part brick/block with clad elevations.

Location

The property is located in the heart of Trafford Park, accessed via a private road from Ashburton Road West.

The unit lies in close proximity to the M60 and the amenities provided by the Trafford Centre.

Accommodation

The unit provides the following units:-

Unit 1 - 105,925 sq ft

Unit 2 - 109,783 sq ft

Total - 215,708 sq ft

The units are available individually or combined.

Terms

The premises are available by way of a new lease on flexible terms.

Legal Costs

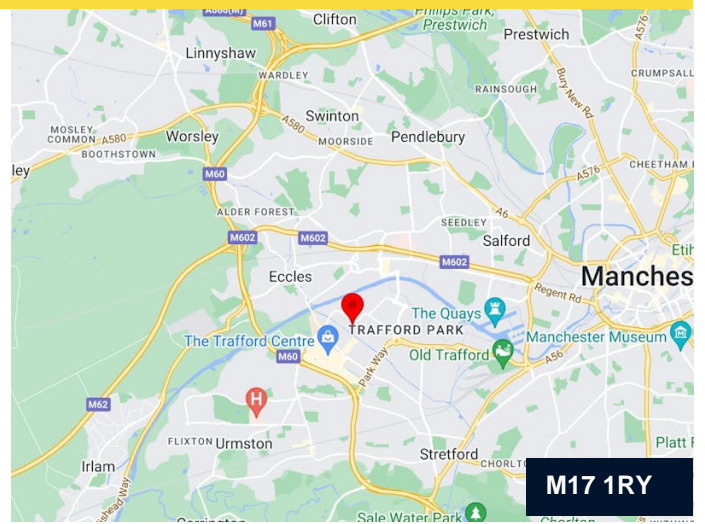
Each party will be responsible for their own legal costs.

EPC

An Energy Performance Certificate is available on request.

For Further Information

Please contact Jonathan Atherton at Savills.



Contact

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