



FULLY ENCLOSED  
YARD



EAVES HEIGHT 8.25M



NET ZERO CO<sub>2</sub>



QUALITY OFFICE  
ACCOMMODATION



PV ROOF PANELS

EPC

A+ RATING

# UNIT 2

# PRINCE MEAD PLACE

FULLY REFURBISHED

KINGS PARK, TRAFFORD PARK, MANCHESTER M17 1PN

TO LET

MODERN INDUSTRIAL/WAREHOUSE/DISTRIBUTION UNIT  
23,992 SQ FT (2,229 SQ M)





**HIGHLY PROMINENT STRATEGIC LOCATION IN THE HEART OF TRAFFORD PARK**

## DESCRIPTION

Unit 2 Prince Mead Place is situated on the 15 acre (6.07 hectares) Kings Park development situated in the heart of Trafford Park. Existing occupiers on the estate include DSV, DHL & DX. Internally the warehouse has an eaves height of 8.25m and benefits from 2 automatic loading doors with loading via an enclosed yard. The space has been fully refurbished and provides ground and first floor open plan office accommodation finished to a high specification.

**UNIT 2**  
**PRINCE MEAD PLACE**  
**KINGS PARK, TRAFFORD PARK, MANCHESTER M17 1PN**

# SPECIFICATION

- Eaves height 8.25m
- Dedicated parking
- Large secure concrete service yard
- Refurbished two storey office accommodation
- Three phase power supply
- PV roof panels
- EPC A+ rating
- Net Zero CO<sub>2</sub>



FULLY ENCLOSED YARD

EAVES HEIGHT 8.25M

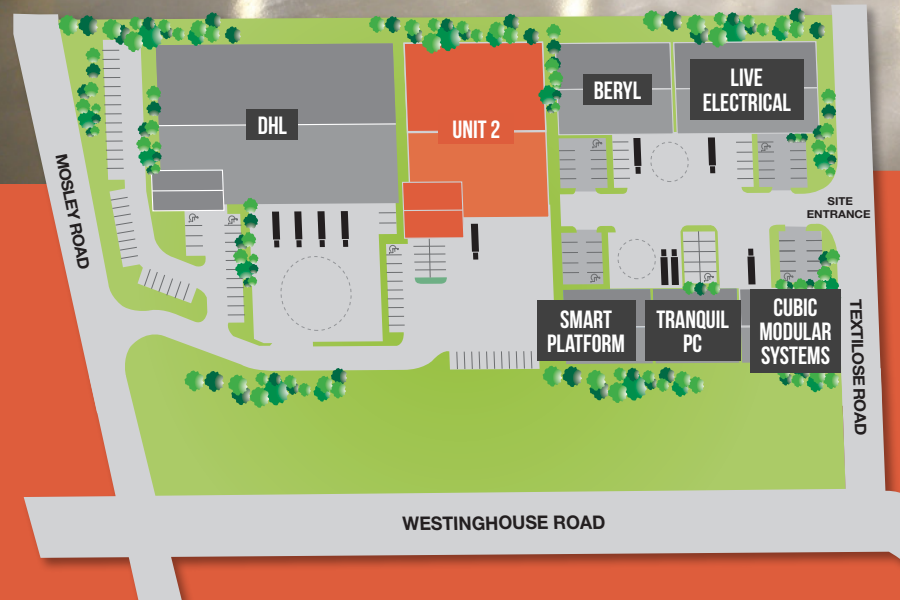
QUALITY OFFICE ACCOMMODATION

PV ROOF PANELS

EPC A+ RATING

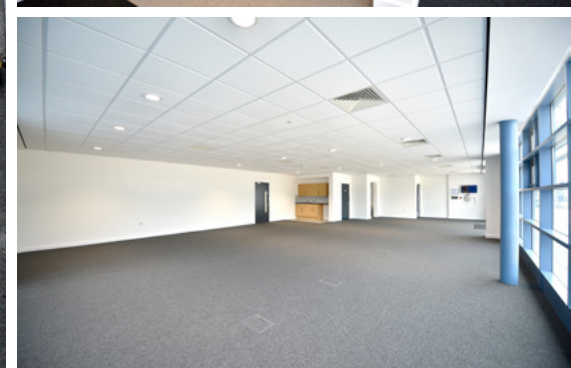
NET ZERO CO<sub>2</sub>

MODERN INDUSTRIAL/  
WAREHOUSE/DISTRIBUTION UNIT  
**23,992 SQ FT**  
**(2,229 SQ M)**



# ACCOMMODATION

FF OFFICE	1,678 SQ FT	156 SQ M
GF OFFICE	1,969 SQ FT	183 SQ M
WAREHOUSE	20,635 SQ FT	1,890 SQ M
<b>TOTAL</b>	<b>23,992 SQ FT</b>	<b>2,229 SQ M</b>





## LOCATION

- Serviced by 5 motorway junctions
- Self contained secure site
- Highly prominent strategic location in the heart of Trafford Park
- Close to amenities, including the Trafford Centre, Salford Quays & The Village
- 10 minutes drive to Manchester International Airport
- 3 miles south west of Manchester city centre

# UNIT 2 PRINCE MEAD PLACE

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**Metrolink – Now open** The site's accessibility has been enhanced with the delivery of the Trafford Park Metrolink, constructed along Village Way. Parkway will be the closest Metrolink station (1/2 mile), with linkages to the Trafford Centre, Manchester City Centre and the 93 stop network.

## TERMS

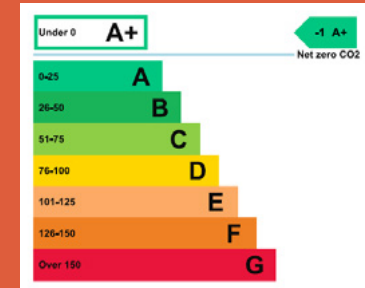
The unit is available on a new lease for a term of years to be agreed.

## VAT

All rents and prices quote exclusive of, but liable to VAT.

## EPC

Energy Performance Certificate rating A+.



## FANTASTIC TRANSPORT CONNECTIONS



## FURTHER INFORMATION

For further information please contact the letting agent.

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