



DETACHED MODERN
INDUSTRIAL /
WAREHOUSE PREMISES



FULLY ENCLOSED
YARD



EAVES HEIGHT
OF 8.5 METRES



5 DOCK LEVEL LOADING
DOORS
& 1 LEVEL ACCESS



47 METRE YARD
DEPTH

KINGS PARK

TRAFFORD PARK, MANCHESTER M17 1QA

UNDER REFINISHMENT

TO LET

INDUSTRIAL/WAREHOUSE DISTRIBUTION UNIT
63,060 SQ FT (5,858 SQ M)





HIGHLY PROMINENT STRATEGIC LOCATION IN THE HEART OF TRAFFORD PARK

DESCRIPTION

The unit is located just off Mosley Road on Kings Park, Trafford Park and is well located within Trafford Park benefitting from the Parkway metrolink approximately a 15 minute walk away.

The unit is situated in the southern part of Trafford Park which is located less than 2.5 miles from Manchester City Centre and close to Junctions 9 & 10 of the M60 orbital motorway with a catchment of over 9 million people within a one hour drive.

Surrounding occupiers include, DHL, DX Delivery, Adidas & Kelloggs all within very close proximity.

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SPECIFICATION

- Steel portal frame construction
- 8.5 metre eaves height
- 5 dock level loading doors
- 1 level access door
- Roof height sprinklers
- 47 metre yard depth
- Warehouse lighting and frost protection heating
- Quality office accommodation
- Expansion space
- 80 car parking spaces



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STEEL PORTAL FRAME CONSTRUCTION



ROOF HEIGHT SPRINKLERS



WAREHOUSE LIGHTING & FROST PROTECTION HEATING



EXPANSION SPACE



PERIMETER FENCE AND ENTRANCE GATE

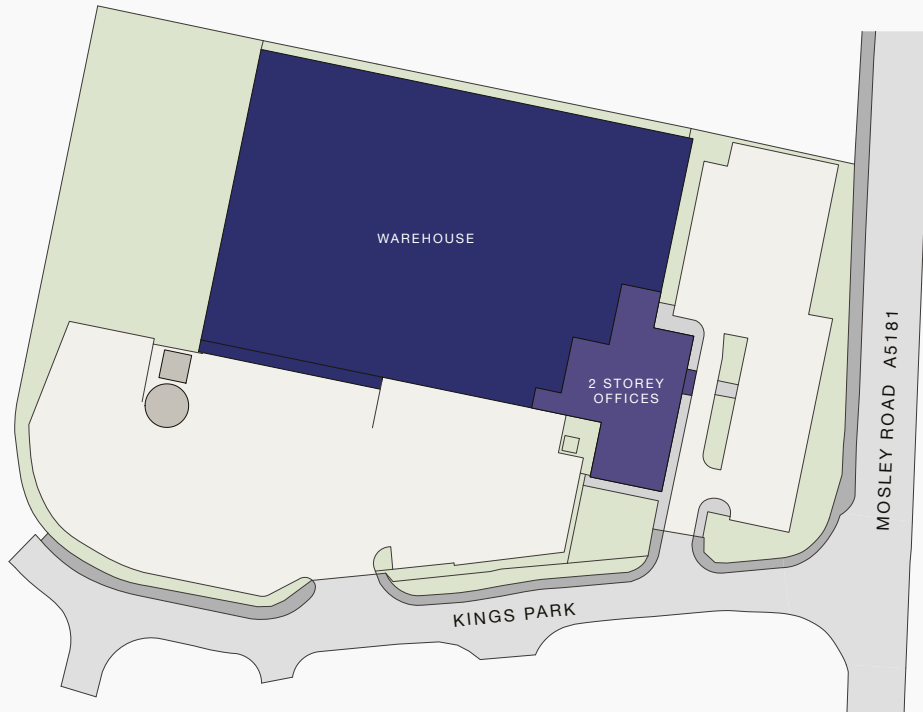


QUALITY OFFICE ACCOMMODATION



80 CAR PARKING SPACES

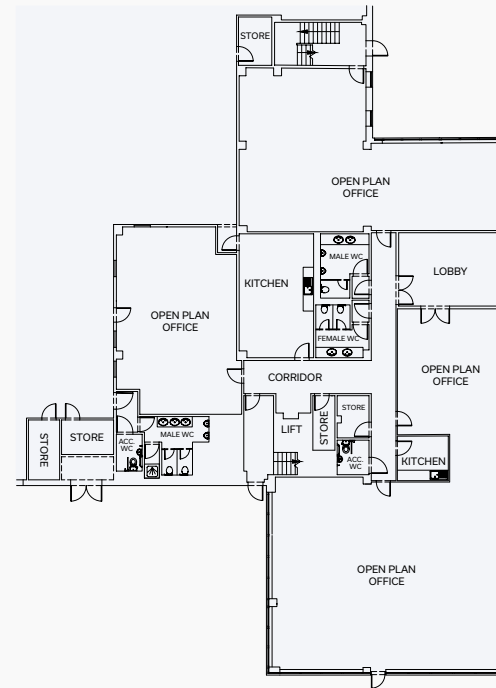
ACCOMODATION



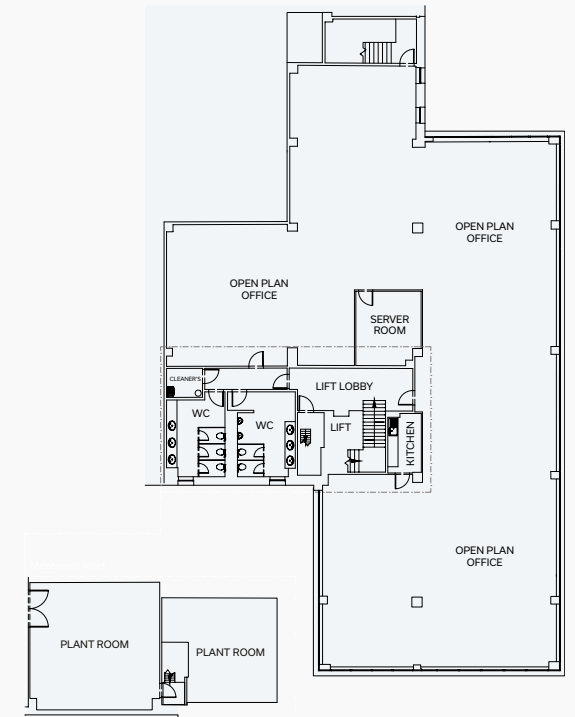
FLOOR AREAS

DESCRIPTION	SQ FT	SQ M
WAREHOUSE	50,129	4,657.18
GROUND FLOOR OFFICE	6,548	608.30
FF OFFICE & ANCILLARY	6,383	592.99
TOTAL	63,060	5,858.47

GROUND FLOOR OFFICE



FF OFFICE & ANCILLARY





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

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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 property is undergoing a full refurbishment and will be available on a new lease on a term to be agreed.

EPC

Targeting minimum B post refurbishment.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

BUSINESS RATES

The property has a current rateable value of £134,000. Interested parties should make their own enquiries to the local authority.



FANTASTIC TRANSPORT CONNECTIONS



FURTHER INFORMATION

For further information please contact the letting agent.

Savills Manchester

savills.co.uk **savills**

0161 236 8644

Alex Palfreyman

07870 999 773
apalfreyman@savills.com

Emily Crawford

07816 184 094
emily.crawford@savills.com

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