STRETFORD
MOTORWAY ESTATE

TO LET HIGH QUALITY FULLY REFURBISHED BUSINESS UNITS
FROM 2,900 – 10,250 SQ FT (269 – 952 SQ M)

• TRADE COUNTER • LIGHT INDUSTRIAL / WAREHOUSE • CLOSE TO TRAFFORD CENTRE

WWW.STRETFORDMOTORWAYESTATE.COM

J9 M60

BARTON DOCK ROAD
TRAFFORD PARK
MANCHESTER
M32 0ZH

STRETFORD
MOTORWAY ESTATE

The estate provides **42 units** that are of steel portal frame construction with **part brick / profile metal** cladding of which most have been fully **refurbished to a high standard** offering an excellent range of unit sizes.

The units benefit from the following specification;

- **Fully refurbished throughout**
- **Roller shutter access**
- **Internal office accommodation**
- **Parking / shared loading yard**
- **Secure site / CCTV / Palisade fencing**

The estate has a dedicated security guard on site from 7pm – 7am Monday to Friday and 24 hours on Saturday and Sunday.

LOCATION

Stretford Motorway Estate is located within Trafford Park the North West's premier industrial estate and home to large mix of local, regional and national companies.

The estate lies on Barton Dock Road less than ¼ mile away from Junction 9 of the M60 Orbital, this in turn offers excellent access to M56 / M61 / M62 and the remainder of the regional and national conurbations making it the perfect location to serve the regions towns and cities.

Manchester City Centre is only 4 miles away and is easily accessible via Chester Road (A56) while the Trafford Centre in only a few minutes' walk away from the estate.

SAT NAV
M32 0ZH

TERMS

The units are available by way of new flexible Full Repairing and Insuring leases, for a term of years to be agreed.

RATES

Business rates are payable at the prevailing rate, for further information contact Trafford Borough Council.

SERVICE CHARGE

Tenants will be responsible for paying an annual service charge for the upkeep of the estate.

EPC

Individual EPC reports have been prepared and are available upon request.

LEGAL FEES

Each party shall be responsible for their own fees incurred in any transaction.

VAT

All figures quoted and subject to VAT at the prevailing rate.

VIEWINGS

To arrange a viewing or for further information please contact the joint letting agents Avison Young or Roberts Vain Wilshaw.

Joseph Wilshaw
joseph.wilshaw@rvwcs.co.uk

Roberts Vain Wilshaw
CHARTERED SURVEYORS
0161 401 5060
www.rvwcs.co.uk

Ruth Leighton
ruth.leighton@avisonyoung.com

AVISON YOUNG
0161 228 1001
avisonyoung.co.uk

GVA is the trading name of GVA Grimley Limited, conditions under which Particulars are issued GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: i.) The particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute, nor constitute part of, an offer or contract. ii.) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. iii.) No person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. iv.) All rentals and prices are quoted exclusive of VAT.

Reproduced by courtesy of the Controller of HMSO. Crown Copyright reserved. Licence No 774359. If applicable, with consent of Chas E Goad, Cartographers, Old Hatfield, Geographers A-Z Map Co Ltd and/or The Automobile Association. For identification purposes only.

Designed and produced by Richard Barber & Co. 0161 833 0555. www.richardbarber.co.uk