

TO LET
3,951 SQ M
(42,592 SQ FT)



UNIT
TWO

Hattons Road
Trafford Park M17 1PS

**Detached warehouse /
Industrial facility with large yard
& dock loading**

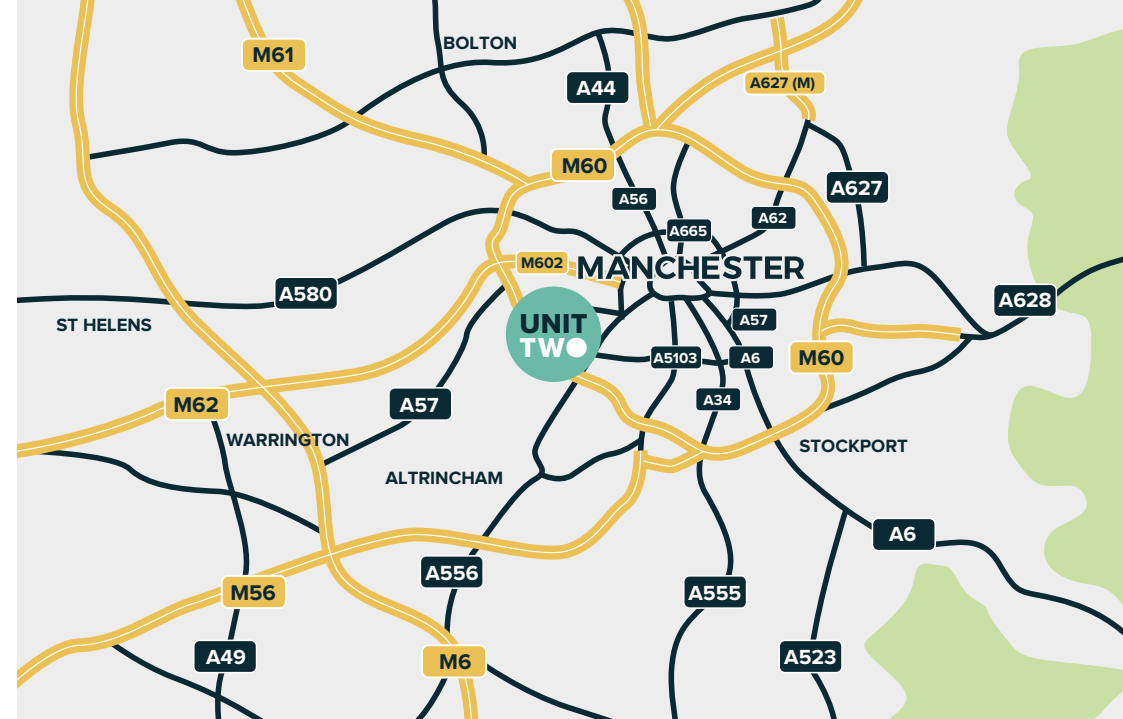
UNIT TW LOCATION

The property is located on Hattons Road in the heart of Trafford Park.

Accessed off Westinghouse Road; one the major arterial routes through Trafford Park.

Motorway access is via Junction 9 of the M60 which lies approximately 1m from the property or via the M602 at Junction 2, just 2 miles to the North.

Trafford Park is one of the most established locations for warehousing and industrial occupiers in the UK and is home to around 1,500 occupiers across 1,200 acres.





UNIT TW DESCRIPTION

- Detached unit on site of 2 acres
- Steel portal frame construction
- 6.8m Eaves
- 2 Level Access loading doors
- 7 Dock level loading door
- 2 Storey office accommodation with amenity
- Extensive yard/car parking fully fenced and secure

FLOOR	USE	AREA SQ M	AREA SQ FT
Ground	Warehouse	3,528.6	37,982
Ground	Warehouse WC's/Stores	96.3	1,036
Ground	Offices/Canteen	166.1	1,787
First	Offices	166.1	1,787
TOTAL		3,957.1	42,592

TERMS

Available by way of assignment of existing lease ending 12th April 2031. Alternatively consideration would be given to a new lease on terms to be agreed.

UNIT TWO

Hattons Road
Trafford Park M17 1PS

VIEWING

By prior appointment through the agents:

Joseph Wilshaw

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Designed by i-Creative, March 2023.



RENT

Price on application.

BUSINESS RATES

Interested parties are advised to make own enquiries with Trafford Borough Council.

VAT

VAT is payable on rent and all other outgoings.

ANTI MONEY LAUNDERING

In accordance with regulations ID checks will be carried out on tenants where required.

