

THE CORNER HOUSE



TO LET

FOURTH AVENUE, TRAFFORD PARK
MANCHESTER, M17 1DB

2,500 SQ FT / 232.2 SQ M

LOCATION

The property is located on Fourth Avenue which is conveniently located being within walking distance of The Village which is home to Greggs and various industrial occupiers. Trafford Park offers easy access to both the M60 and M62 motorways. Manchester City Centre is approximately 3 miles to the North West. Old Trafford is situated within half a mile of the property.

DESCRIPTION

Modern, self-contained, refurbished warehouse with a new electrically operated loading door leading to a yard/parking area. Internally the unit benefits from a kitchen, wc's and office space for circa 4 desks. All lighting is LED

FLOOR AREAS

The premises have been measured in accordance with the RICS code of measuring practice and we calculate the following floor areas.

2,500 SQ FT / 232.2 SQ M

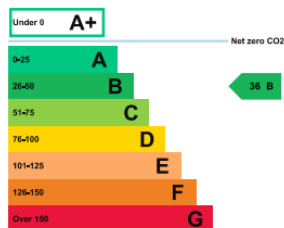
TENURE The premises are available leasehold for a term of years to be agreed.

BUSINESS RATES The business rates on this property is in the process of being re assessed. Interested parties are advised to make their own enquiries to Trafford Borough council, Tel: 0161 912 2346.

RENT Available upon request.

EPC The premises has an EPC rating of B

VAT All figures quoted are exclusive of but may be liable to VAT at the prevailing rate.



Viewing strictly VIA sole letting agents

RWV
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