

UNIT A

FOCAL POINT

TRAFFORD PARK



TO LET

24,229 SQ FT

ON A SITE AREA OF 1.4 ACRES

- FULLY REFURBISHED, DETACHED, SELF-CONTAINED WAREHOUSE
- HIGH SPECIFICATION OFFICES TO GROUND AND FIRST FLOOR
- SECURE YARD AND EXTENSIVE PARKING AREAS
- SITUATED IN THE HEART OF TRAFFORD PARK

EIGHTH STREET, MANCHESTER, M17 1FG



Location

The property is located on Eighth Street in a prominent position which is conveniently located being in the centre of The Village which is home to a parade of shops/amenities along with various industrial and office occupiers. Trafford Park offers easy access to both the M60 and M602 motorways. Manchester City Centre is approximately 3 miles to the North West. Old Trafford is situated within half a mile of the property.

Description

Recently fully refurbished Unit A is a detached self contained modern warehouse facility incorporating steel portal framed construction, brick and blockwork elevations and a profile metal clad pitched roof. High specification offices can be found to ground and first floor. Mainly open plan configuration incorporating new carpets, LED lighting and full recent decoration throughout. Kitchen facilities along with male, female and disabled WC's are present. The column free warehouse benefits from 7.5 metre eaves to underside of haunch, new LED lighting and 2 electrically operated loading doors leading to a secure yard area. To the front of the premises is generous additional yard/parking.

Accommodation

	Size (SQ FT)
Warehouse	22,148
First Floor Office	2,081
TOTAL	24,229 SQ FT



Tenure

Available on a new FRI lease for a term of years to be agreed.

Rent

On application.

Legal Costs

Each party to bear own costs incurred in this transaction.

Anti Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful occupier.

VAT

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

EPC

A copy of the energy performance certificate is available upon request.

Viewing

Strictly via sole letting agents Roberts Vain Wilshaw.

Subject to contract June 2024.

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