



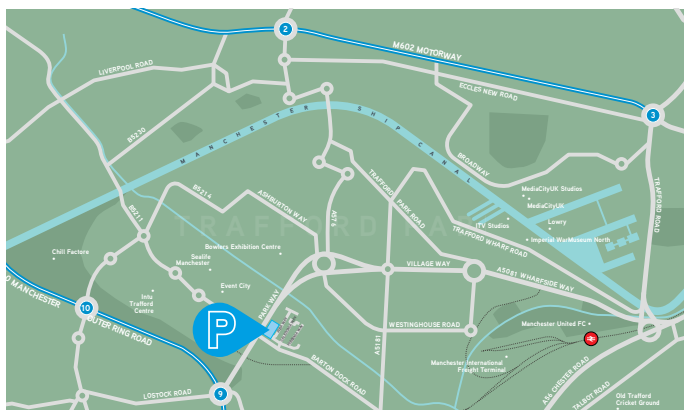
PARKWAY
TRADING ESTATE

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



TO LET - UNIT 3A

HIGH QUALITY INDUSTRIAL WAREHOUSE UNIT - TO BE REFURBISHED
6,754 SQ FT (627.5 SQ M)



LOCATION

PARKWAY TRADING ESTATE IS SITUATED WITHIN THE HEART OF TRAFFORD PARK AND HAS EXCELLENT MOTORWAY ACCESS WITH JUNCTION 9 M60 WITHIN 1/4 OF A MILE OF THE PROPERTY VIA PARK WAY (A5081).

Parkway Trading 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 Alba Way off Barton Dock Road, less than 1/4 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 is only a few minutes' walk away from the estate.

SPECIFICATION

THE UNIT BENEFITS FROM THE FOLLOWING SPECIFICATION:



To be refurbished



5.5m eaves



Secure yard areas



Heating & lighting throughout



10 parking spaces

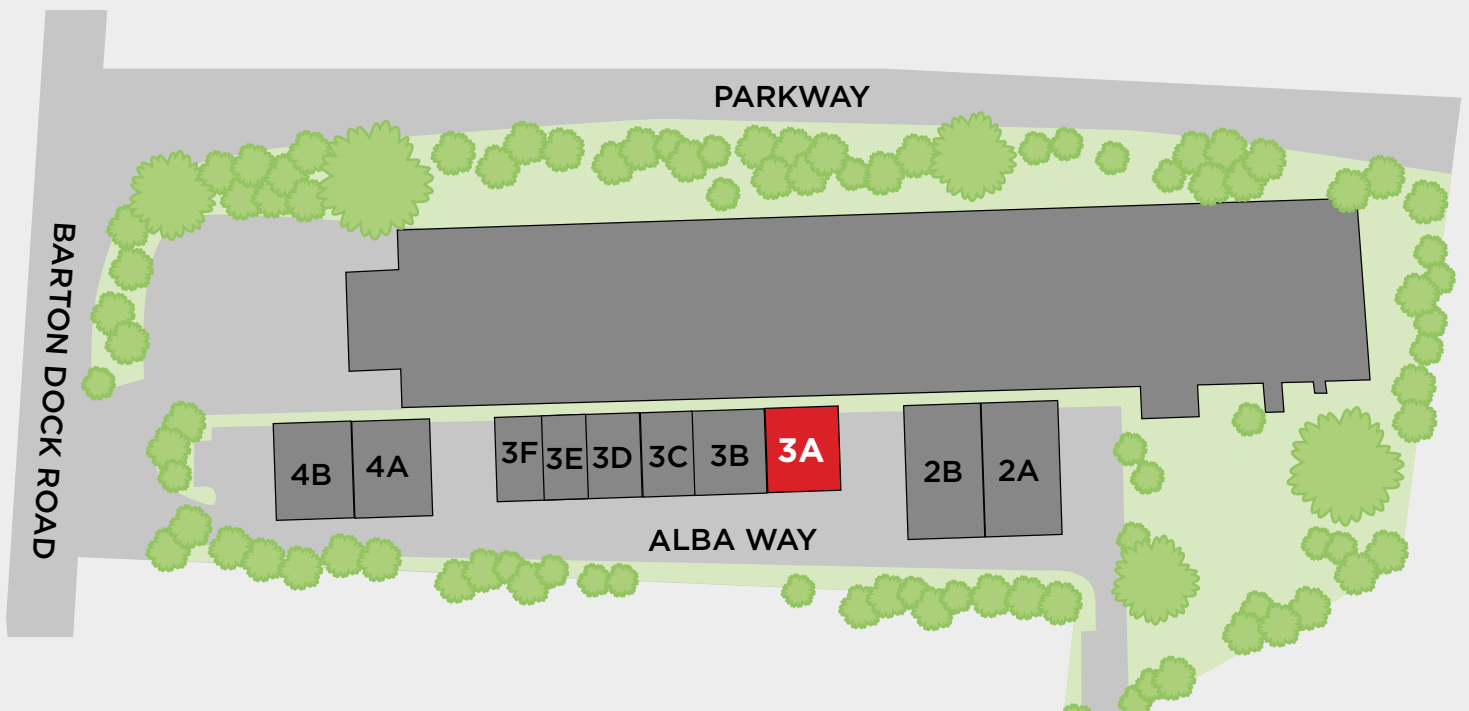


Located 1/4 mile from J9 M60



Indicative internal photo

ALBA WAY OFF BARTON DOCK ROAD • TRAFFORD PARK • MANCHESTER • 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.

ANTI-MONEY LAUNDERING

A successful tenant will be required to provide information to satisfy the Anti-Money Laundering Regulations when Heads of Terms are agreed.

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
07917 647 213

Jack Rodgers

jack.rodgers@avisonyoung.com
07748 704 191



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