



UNIT 5 - INDUSTRIAL UNIT TO LET

900 sq ft (83.6 sq m) plus part mezzanine (Approximate GIA)

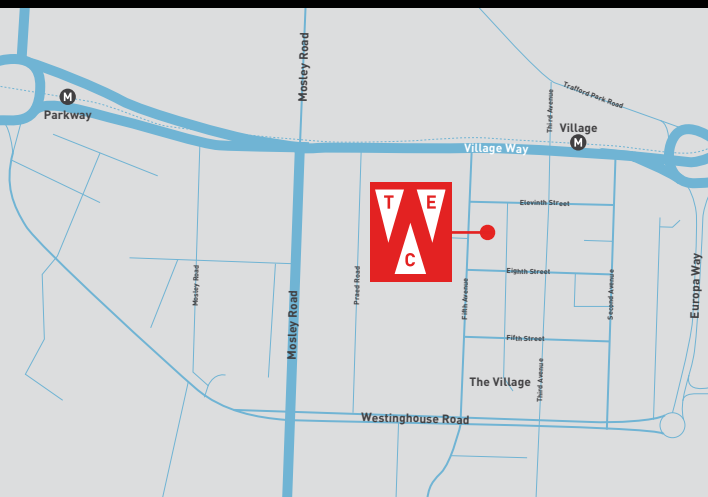
PROPERTY OVERVIEW

Unit 5, Trafford Enterprise Centre offers well-presented industrial and warehouse accommodation extending to approximately **900 sq ft (83.6 sq m)** together with a useful part mezzanine floor. Situated within the established **Trafford Park industrial area**, the unit provides flexible space suitable for a variety of industrial, storage and trade occupiers.

The accommodation comprises predominantly open-plan warehouse space with office accommodation to the rear, together with a mezzanine storage area. Constructed around a steel portal frame with brick elevations and a profiled steel roof incorporating translucent roof lights, the property benefits from excellent natural light and practical operational space.

SPECIFICATION

- Industrial / warehouse unit
- Approximately **900 sq ft (83.6 sq m)**
- Part mezzanine floor
- Open-plan warehouse accommodation
- Rear office
- Steel portal frame construction
- Brick elevations
- Profiled steel roof with translucent roof lights
- Up-and-over sectional loading door
- Loading door measuring approximately **2.6m wide x 2.7m high**
- Internal eaves height of approximately **4 metres**
- Three-phase electricity
- Mains gas connected



LOCATION

Trafford Enterprise Centre is prominently located on **Fourth Avenue, Village, Trafford Park**, one of the North West's premier industrial and distribution locations. Trafford Park lies approximately four miles west of Manchester City Centre and benefits from excellent connectivity to the regional motorway network, with Junction 10 of the M60 located just a short distance away, providing direct access to the M62, M56 and wider motorway network.

ACCOMMODATION

Description	Size
Warehouse / Industrial Unit	900 sq ft (83.6 sq m)
Additional Space	Part mezzanine floor

PLANNING

We understand the property benefits from planning consent for storage and distribution within **Class E(g)** or **Class B8** of the Town and Country Planning (Use Classes) Order, as amended. Interested parties should make their own enquiries to satisfy themselves as to their intended use.

TERMS

The property is available by way of a new **Full Repairing and Insuring lease** for a term to be agreed.

SERVICE CHARGE

A service charge is applicable to cover the maintenance and management of communal areas, including estate landscaping.



BUSINESS RATES

The property is currently listed with a Rateable Value of £10,750. Interested parties are advised to make their own enquiries with the Local Authority to verify the current Business Rates payable.

VAT

All figures quoted are exclusive of VAT, which will be payable where applicable.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING

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