



Freehold Opportunity - 1.6 acres in Trafford Park

6,500 - 38,400 Sq Ft (603.85 - 3,567.36 Sq M)

- Rare freehold opportunity in the heart of Trafford Park
- Up to 7.2m eaves
- LED Lighting
- Canopy loading and detached office block
- Secure site in an excellent location

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Location

The property occupies a prominent position fronting Trafford Park Road, within the heart of the highly regarded Trafford Park Industrial Estate. Trafford Park is one of the UK's premier industrial and logistics locations and is home to a wide range of national and international occupiers.

The estate offers excellent connectivity to Greater Manchester and the wider North West, with strong road links and an established commercial environment that continues to attract major occupiers across industrial, logistics and manufacturing sectors.

Description

Unique opportunity to acquire a 1.6 acre freehold site within an excellent location in the centre of Trafford Park.

The property comprises a well established warehouse complex which has been developed and extended over a number of years, resulting in a versatile and functional industrial facility.

The accommodation is split across a number of units including a brick built two storey office building positioned to the front of the site, providing good quality administrative and ancillary space. To the rear, the site benefits from a combination of two older steel portal frame warehouse buildings together with a more modern steel portal frame warehouse unit, offering a range of flexible warehousing options suitable for a variety of occupiers.

Terms

Freehold - POA

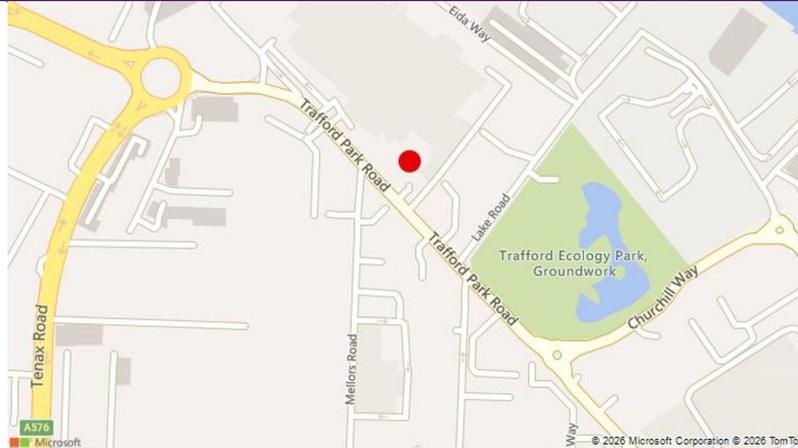
Leasehold - £8.00 psf.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC B



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact one of the joint agents:

Laurence Davies

T: 0114 2738857

M: 07385 410 942

E: laurence@cpp.uk

Rob Taylor

T: 0114 2738857

M: 07825 193 365

E: Rob.Taylor@cpp.uk

Gary Chapman

T: 0161 636 9202

M: 07887 578 506

E: Gary@bcrealestate.co.uk

John Barton

T: 0161 636 9202

M: 07501 773 672

E: john@bcrealestate.co.uk

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