



Open Storage Plots & Warehouse Units

12,000 - 100,000 Sq Ft (1,114.8 - 9,290 Sq M)

- Level Access Loading Doors
- Large Gated and Palisade Fenced Yard
- Excellent Access to M60
- Car Parking Spaces/HGV Parking Spaces

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Location

Trafford Wharf Industrial Estate is located within Trafford Park, Manchester, recognised as Europe's largest industrial estate extending to approximately 4.7 square miles. The area is one of the North West's most established commercial hubs and is home to major occupiers including GXO, L'Oréal, Amazon and ITV Studios. The estate lies approximately 4.8 km from Manchester City Centre and benefits from strong road connectivity via Trafford Park Road and the A5081, providing convenient access across Greater Manchester and the wider motorway network. A bus stop is situated within 100 metres of the property, offering accessible public transport links

Description

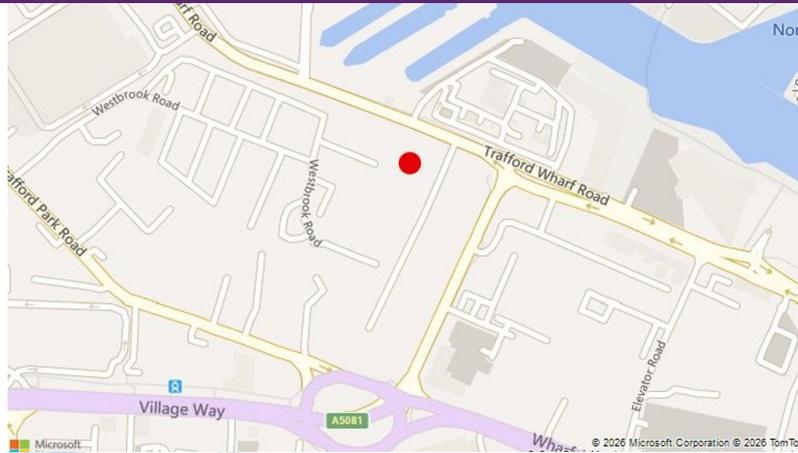
- Prominent Location
- Open Storage Plots
- Covered Storage
- Warehouse units
- Close proximity to Manchester City Centre and M60

VAT

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

EPC Rating

EPC Available upon request



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 the sole agents CPP

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