COMMERCIAL PROPERTY PARTNERS

To Let
Calibre 175, Trafford Park
Manchester
M17 1AS



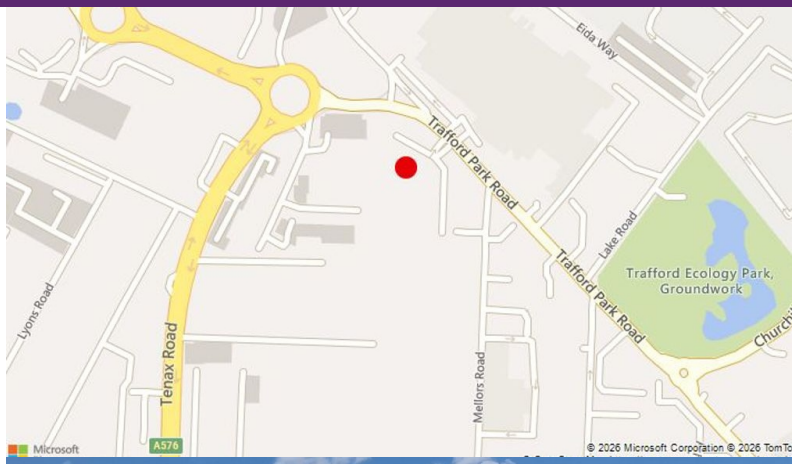
175,530 Sq Ft (16,306.74 Sq M)

- 21 HGV Parking spaces
- 15 M Eaves
- 20 Dock Level and 4 Level Access Doors
- First Floor and Second Floor Office Accommodation
- Site Area of 7.86 and 50 M Yard

175,530 Sq Ft (16,306.74 Sq M)

Location

Calibre175 is located in the heart of Trafford Park on Trafford Park Road.
The site is located less than 4 miles away from Manchester City Centre and is ideally placed close to
both junctions 9 & 10 of the M60 and J2 of the M602, providing access to the wider motorway network
including the M6, M61 and M62



Description

Calibre 175 is a high quality warehouse facility located in the heart of Trafford Park and is available on a Design and Build Basis and will be delivered to an institutional specification, with the potential to provide bespoke layouts and features to meet an occupiers specific requirements.
The unit is one of the only newbuild opportunities within Trafford Park over 100,000 sq ft, providing
market leading specification and environmental credentials.



Accommodation

Warehouse 160,110 sq ft
First Floor Offices 7,550 sq ft
Second Floor Offices 7,870 sq ft
Total 175,530 sq ft

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

Emma Cheetham
T: 0114 2738857
M:
E: emma@cpp.uk

Rob Taylor
T: 07825 193365
M: 07825 193365
E: Rob.Taylor@cpp.uk

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