

parkway trading estate

TRAFFORD PARK, MANCHESTER

TO LET
QUALITY WAREHOUSE UNITS



- Strategic location
- Fully refurbished units
- Secure & well maintained estate

Units from
4,421 - 17,718 sq ft
(410.72 - 1,646.04 sq m)

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trading estate

Alba Way • Off Barton Dock Road • Trafford Park • Manchester • Junction 9 • M60

Location

The estate is situated on Alba Way, off Barton Dock Road (B5211) within 1 mile of both Junction 9 and Junction 10 of the M60 Motorway, in the heart of Trafford Park which is one of the largest industrial estates in the North West.

Manchester City Centre lies approximately 4 miles to the north east via Chester Road (A56) and the estate is less than a mile from the Trafford Centre.

Description

The estate comprises a well presented multi-let industrial estate set within attractive landscaped surrounds. The units are configured in terraces with two storey office accommodation to the front, high bay warehousing to the rear and front loading and car parking areas.

The units are available for immediate occupation, individually or combined, and have been comprehensively refurbished to an excellent specification.



Within easy reach of M60 and M62 motorways



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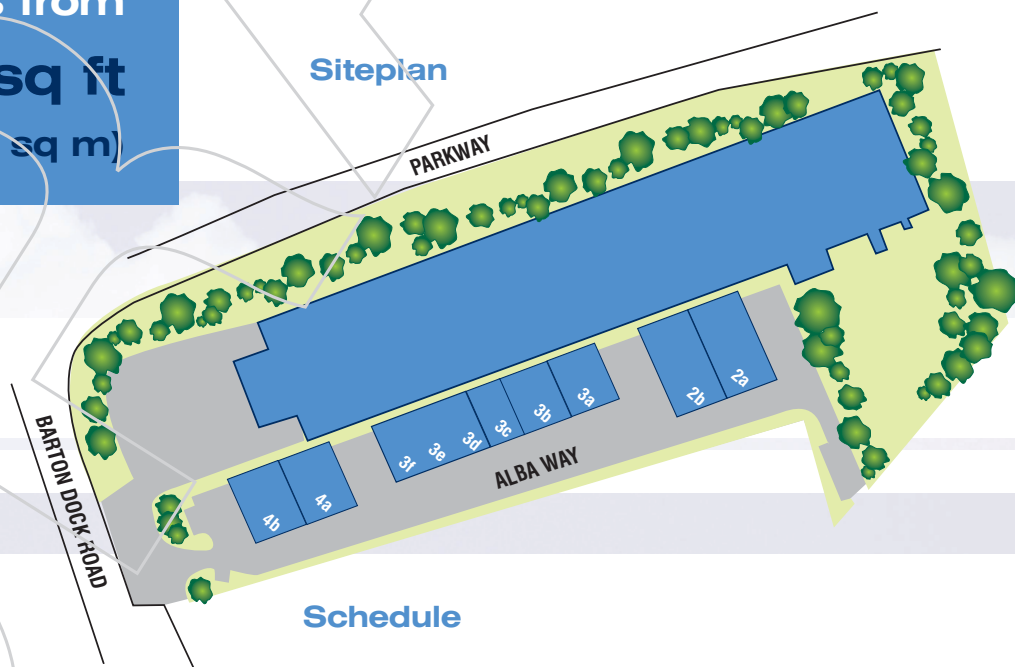
Units from
4,421 - 17,718 sq ft
 (410.72 - 1,646.04 sq m)

Specification

- Full redecoration throughout
- Steel portal frame construction
- Brick/profile metal cladding
- 5.52m clearance height to eaves
- 7.02m clearance height to apex
- Roller shutter loading doors – typically 5.00m high x 4.36 wide
- New lighting
- Serviced gas heaters
- Refurbished offices, warehouse and toilet facilities
- Gas, Water & Three phase electricity supply available

Accommodation

The estate provides individual units situated in terraced rows ranging from 4,421 sq ft – 6,578 sq ft – 10,413 sq ft, although multiple units may be available.



Schedule

UNIT	SQ FT	UNIT	SQ FT
2a	10,527	3e	4,421
2b	10,413	3f	4,421
3a	6,694	4a	8,015
3b	6,578	4b	9,426
3c	4,421	5	17,718
3d	4,552	TOTAL	82,765

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Manchester • Junction 9 • M60



Close to Jct 9 & 10 M60, 5 minutes from M62,
4 miles from Manchester City Centre



Terms

The units are available by way of a new flexible Full Repairing and Insuring lease, for a term of years to be agreed.

Rates & Service Charge

Tenants will be responsible for payment of business rates and an annual service charge.

Legal Fees

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

Further Information

Contact the joint letting agents at CBRE & Littlers.

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CBRE
CB RICHARD ELLIS
0161 455 7666
www.cbre.co.uk

Gareth Pierce or Paul Cook
gareth.pierce@cbre.com
paul.j.cook@cbre.com

**LITTLER
& ASSOCIATES**
0161 237 1873
www.littlerandassociates.co.uk

Claire McAllister or Andrew Littler
claire@littlerandassociates.co.uk
andrew@littlerandassociates.co.uk