

parkway

trading estate

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



TO LET Unit 5

Quality Distribution Warehouse

17,718 sq ft
(1,646.04 sq m)

on a site of 2.5 acres
(may split)



Large secure yard • Strategic location • Refurbished unit

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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

Parkway comprises a well presented multi-let industrial estate set within attractive landscaped surrounds.

Specification

- Steel portal frame construction
- Brick built offices
- Concrete warehouse floor including 6 pits
- Pitched roof incorporating 15% translucent roof lights
- 5m to underside of the haunch
- 14 full height roller shutter doors
- 3 phase electricity supply
- Gas heaters
- Ground and first floor offices
- The property benefits from a large yard which is half concrete and half stone

Accommodation

	(sq ft)	(sq m)
Warehouse	12,631	1,173.44
Ground Floor Offices	1,224	113.71
First Floor Offices	1,453	134.98
Store/Canteen/WC	1,007	93.55
Mezzanine	1,403	130.34
Total	17,718	1,646.04
Site Areas		2.47 acres
Site Density		16.47%



Terms

The unit is 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 & Littler

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