

SPECULATIVE NEW BUILD WAREHOUSE / INDUSTRIAL UNIT

TO LET

49,846 sq ft (4,630.89 sq m)
on a site area of 2.305 acres (0.933 ha)

the
WORKS

Trafford Park

Mosley Road, M17 1NB



 TO BE
SPECULATIVELY
CONSTRUCTED

 SITUATED IN
THE HEART OF
TRAFFORD PARK

 12M EAVES

 TWO STOREY
OFFICE
ACCOMMODATION

 COMBINATION OF
DOCK AND DRIVE IN
LEVEL LOADING DOORS

 750 KVA POWER



the
WORKS

Trafford Park

location

aerial

description

accommodation

further information

Globally recognised as a centre of excellence, Trafford Park is home to over 1,330 businesses employing over 35,000 people.

Location

The property is located on Mosley Road, north of the junction with Village Way (A5081) Trafford Park, Manchester.

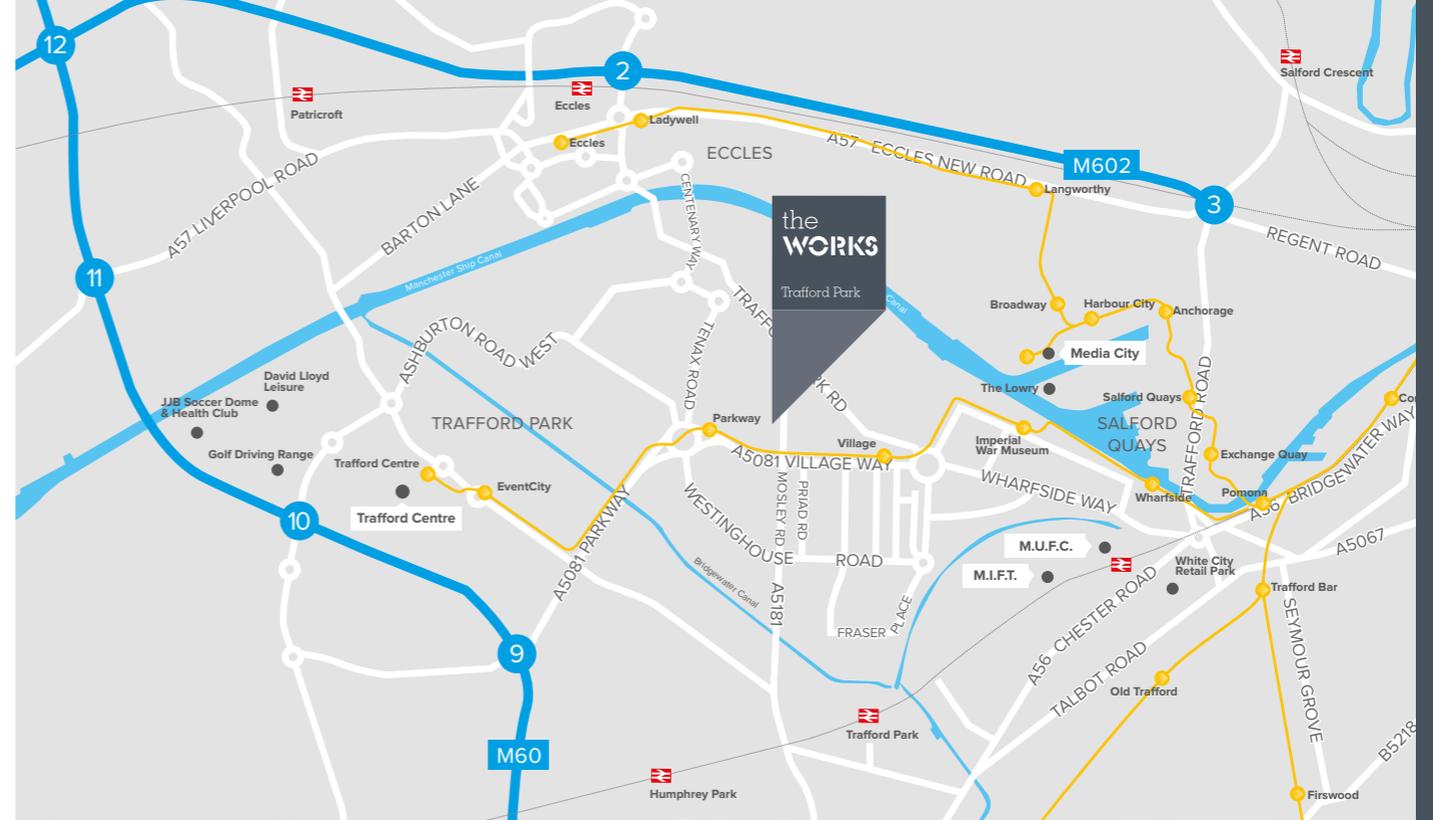
Trafford Park is located approximately 3 miles (5 km) to the west of Manchester City Centre. It has excellent access to the Manchester motorway network, Junction 2 of the M602 is approximately 1 mile (1.25 km) to the north.

Junctions 9 10 and 11 of the M60 Manchester Orbital Motorway are within approximately 1.85 miles (3 km) The M60 provides access to the M56 and Manchester International Airport which is approximately 10 miles (16 km).

The property is located within close proximity of two Metrolink tram stops offering excellent public transport links across Greater Manchester Parkway stop is located 800m south west and Village stop is located 900m to the south east.

Trafford Park was the first purpose built Industrial Park in the World with over 9,000,000 square feet of business space and remains one of the largest and most successful Business Parks in Europe.

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M60

the
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Trafford Park

M602

Event City

Parkway

MOSLEY ROAD

MOSLEY ROAD

TRAFFORD PARK RD

VILLAGE WAY A5081

Village

To Manchester
City Centre

WHARFSIDE WAY A5081

Located within close proximity of two Metrolink tram stops offering excellent public transport links across Greater Manchester.



The warehouse industrial unit will be speculatively built offering the following specification:

Specification



12m eaves height



Two storey offices



3 dock level loading doors



2 drive in loading doors



46 car parking spaces



6 cycle / 2 motorcycle spaces



Secure site



Smoke shelter



750 kVA power

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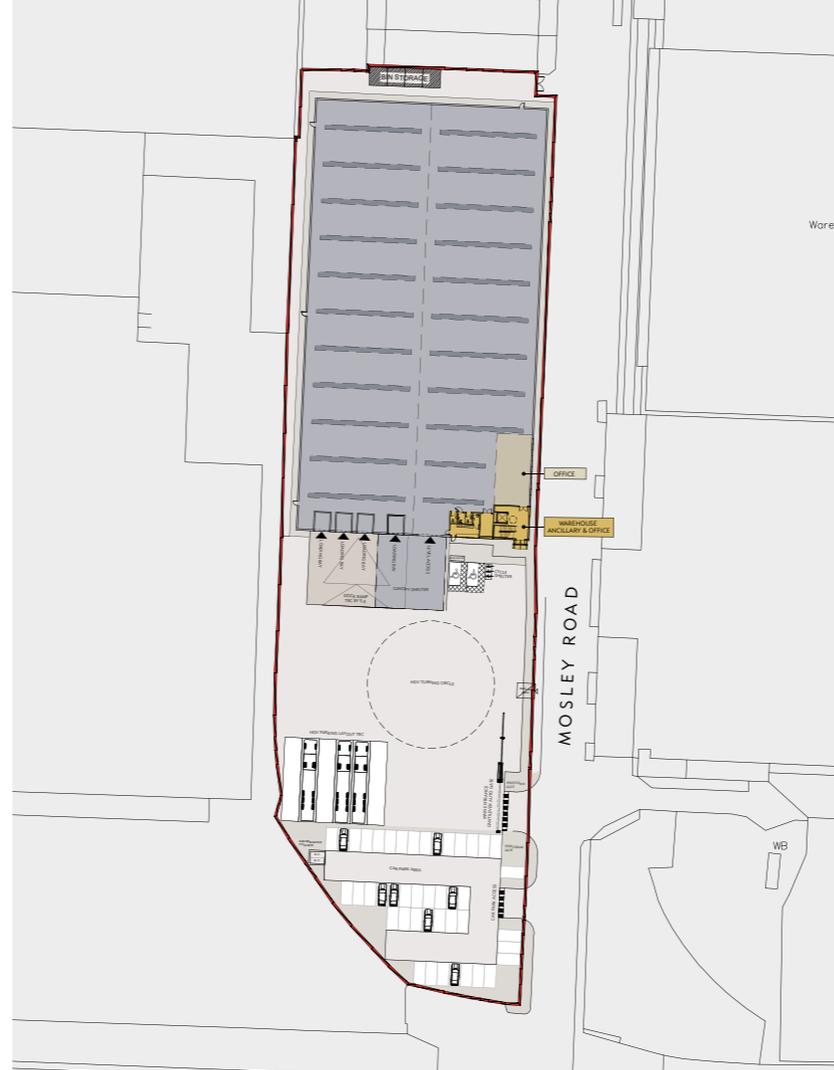
further information



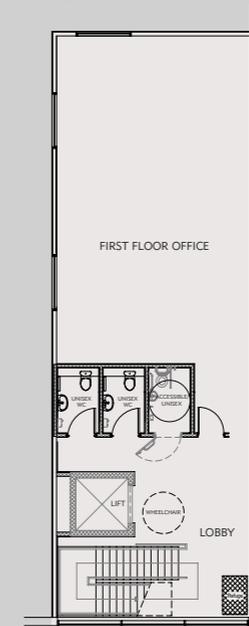
Accommodation

The building will offer the following Gross Internal Area (GIA)

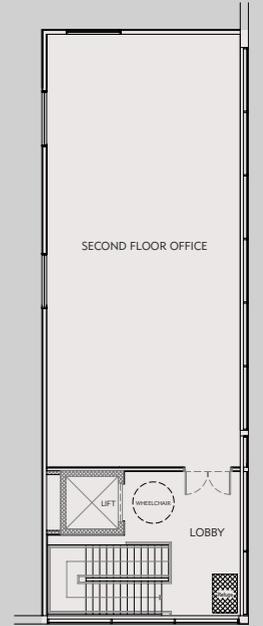
Warehouse	4,006.52 sq m	43,126 sq ft
Warehouse Ancillary	109.95 sq m	1,184 sq ft
Drive in Canopy	210.00 sq m	2,260 sq ft
First Floor Office	152.21 sq m	1,638 sq ft
Second Floor Office	152.21 sq m	1,638 sq ft
TOTAL	4,630.89 sq m	49,846 sq ft
SITE AREA (approx.)	0.933 ha	2.305 acres



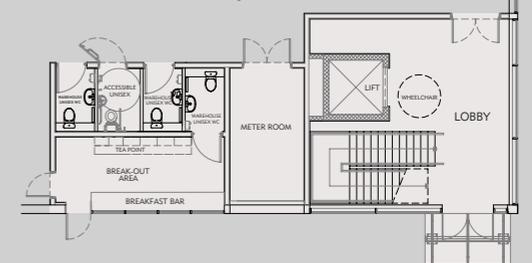
First Floor



Second Floor



Ground Floor Ancillary and Office



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Services

We understand all mains services will be available to the property including three phase electricity, gas, mains water and drainage.

Rateable Value

The building will be assessed for Rating purposes once practically complete.

We advise interested parties to make their own enquiries of the Local Rating Department.

EPC

An Energy Performance Certificate will be commissioned upon practical completion of the building.

Planning

We understand the permitted use of the property will be within Classes B1, B2 and or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

Interested parties should make their own enquiries of the Trafford Council Planning Department.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rental

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Further Information

For further information, or to arrange a viewing, please contact the joint agents;

Rick Davies

rick@daviesharrison.com
07831 658 804

Steve Capper

steve.capper@cbre.com
07825 862 770

A development by

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CBRE

+44 (0)161 455 7666

www.cbre.co.uk



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