DRAFT

THE FOUNDRY

MOSLEY ROAD TRAFFORD PARK

MANCHESTER M17 1HQ

P I N PROPERTY



TO LET 68,525 SQ FT

SPECULATIVE NEW BUILD WAREHOUSE / INDUSTRIAL UNIT

/// labs.mats.grain

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DESCRIPTION

A modern, flexible commercial space designed for manufacturing, storage, or distribution, located within one of Europe's largest and most established industrial estates.

This steel-framed warehouse industrial building will offer a combination of workspace, storage, and office facilities. This unit is built to support a wide range of business uses - from light industrial workshops to large-scale logistics operations.

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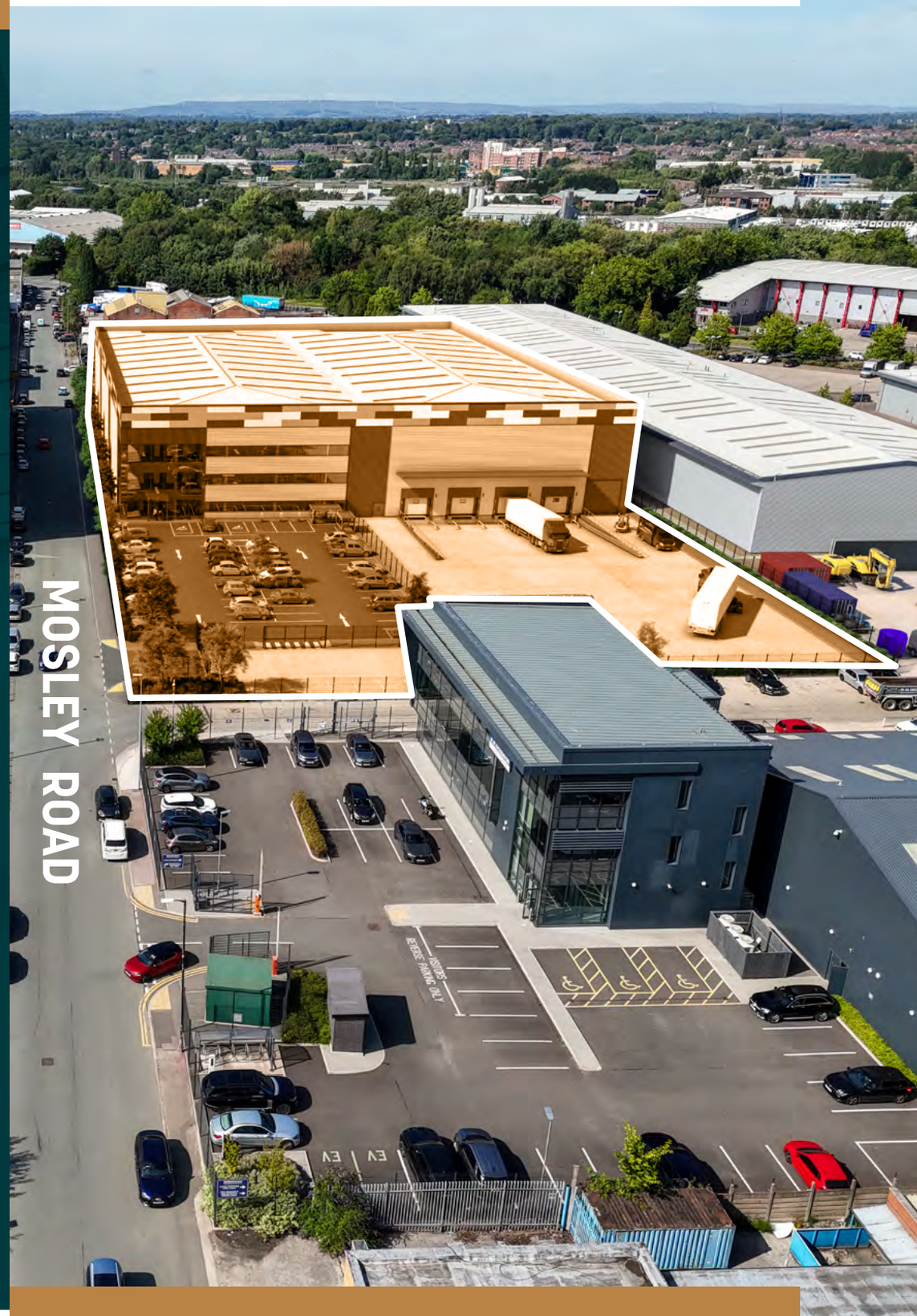


SPECIFICATION (TBC)

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

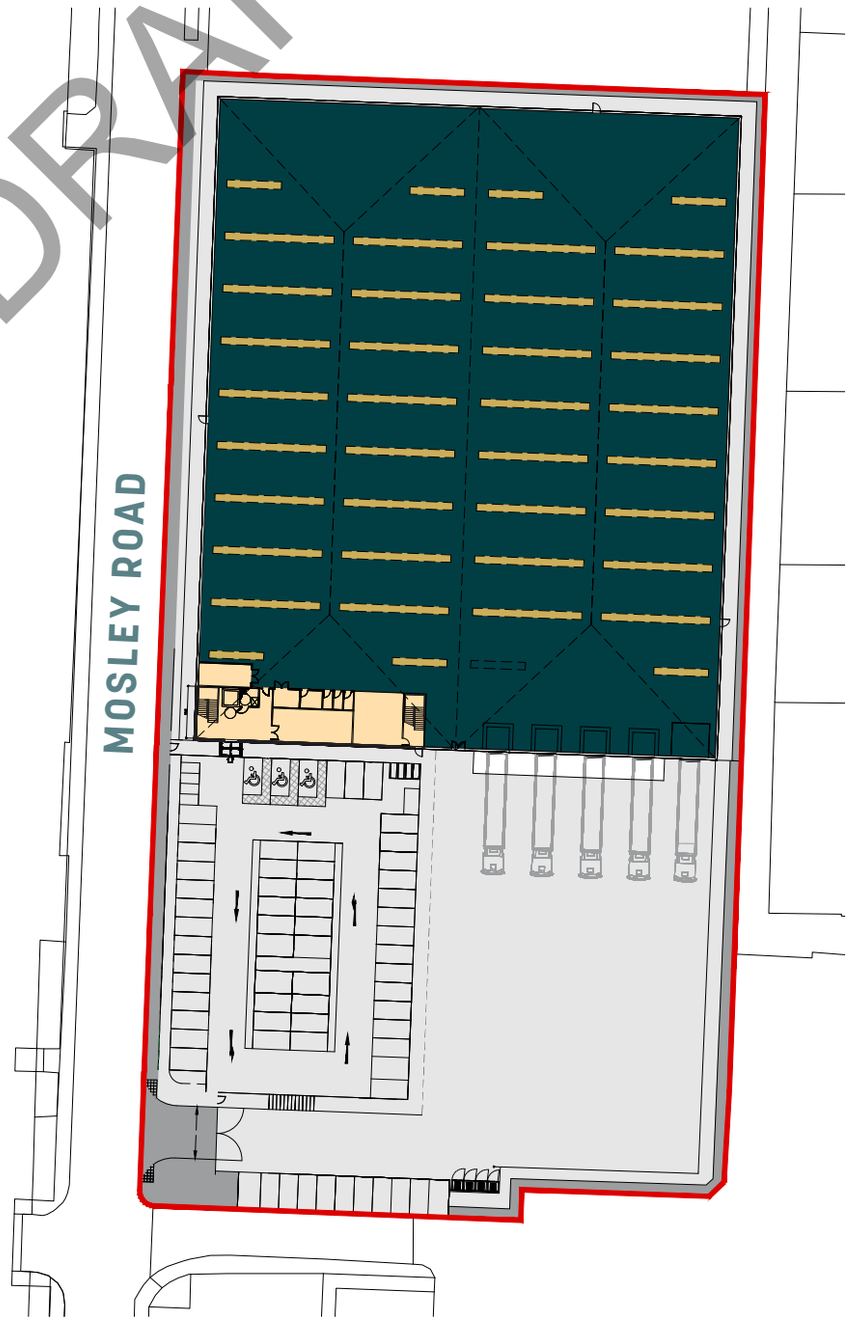
- 12m eaves height
- 4 dock level loading doors
- 45 car parking spaces
- Secure site
- 275 kVA power
- Two storey offices
- 1 drive in loading door
- 6 cycle / 2 motorcycle spaces
- Smoke shelter

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SITE PLAN

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ACCOMMODATION

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

Warehouse	5,822	62,984
First Floor Office	604	5,541
Total	**6,426**	**68,525**
Site Area (approx.)	1.17 ha	2.89 acres

CAR PARKING

There will be 65 parking spaces made up of: 45 standard parking spaces; 6 EV charging spaces; 2 disabled spaces: 1 disabled EV charging space and 11 driver spaces.

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EPC

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

TERMS

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

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.

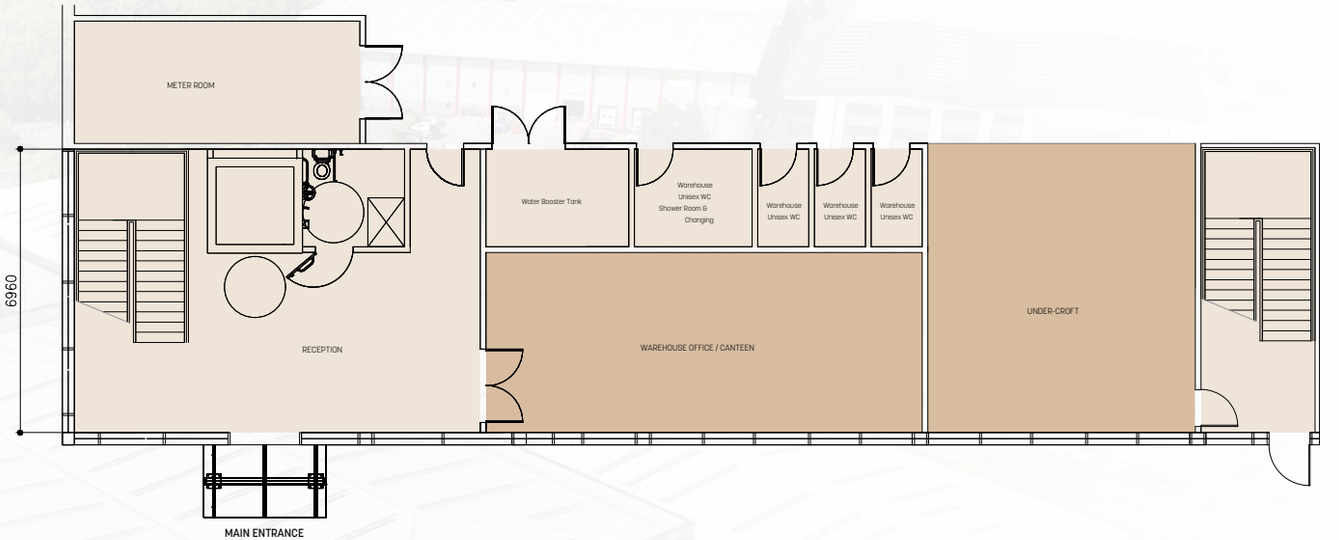
Interested parties should make their own enquiries of the Trafford Council Planning Department.



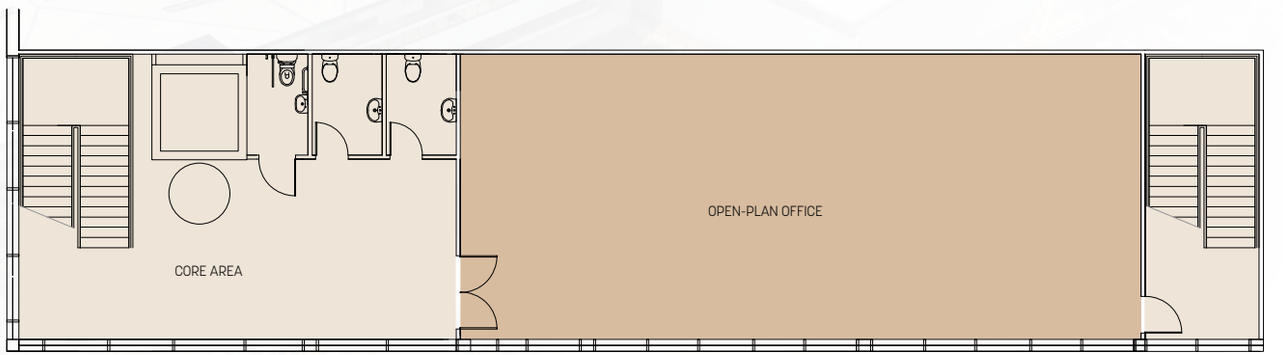
PROPOSED FRONT ELEVATION (SOUTH FACING)



PROPOSED GROUND FLOOR OFFICE ANCILLARY



PROPOSED FIRST FLOOR OFFICE & DRIVERS ANCILLARY





Trafford Park is one of the largest industrial estates in Europe and the North West's premier industrial location, boasting exceptional infrastructure and connectivity.

The estate is a substantial employment area, home to over 1,400 companies, with major occupiers including **Amazon, SIG, Adidas, L'Oreal, XPO Logistics and Kellogg's.**

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 sq ft of business space and remains one of the largest and most successful Business Parks in Europe.











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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.

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:

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A development by

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