

Industrial

UNIT 7 | CIRCLE SOUTH ESTATE TRAFFORD PARK

Circle South Trafford Park, Manchester, M17 1NF

UNIT 7 | 13,670 SQ FT

Industrial Unit with Office Accommodation

Unit 7 at Circle South Estate offers 13,670 sq ft of high-quality industrial/warehouse space which has been fully refurbished, featuring a 9m eaves height and an 8.6m clear working height. The unit includes an electric roller shutter door for efficient access, along with 3-phase power, LED lighting, and integral office accommodation. With WC facilities and ample car parking, this unit provides a well-rounded solution for modern industrial needs. Situated in a prominent location close to Old Trafford, the estate benefits from excellent access to the M60 Motorway. The unit is ideally positioned for businesses requiring quick links to Manchester, with Manchester Airport just 10 miles away and Trafford Park Station within 2 miles.

Lease Type

New



✓ Unit Summary

- ☒ LED Lighting
- ☒ Office Accommodation
- ☒ Electric Roller Shutter Door
- ☒ Secure yard
- ☒ Car Parking
- ☒ Premier Industrial Location

View Floor Plans

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£167,600.00	£12.26
Rates	£56,160.00	£4.11
Service Charge	£4,431.21	£0.32
Insurance	£2,595.32	£0.19
Total Cost	£231,157.43	£16.91

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

→ For more info please visit: unit.info/U3P0500009

+44(0) 808 169 7554

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Location

Excellent access to the M60 Motorway



Road
M60: 2 miles



Airport
Manchester Airport: 10 miles



Rail
Trafford Park Station: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (50)

Key Contact



Henrietta Daniels

Senior Asset Manager

"Henrietta is a Senior Asset Manager based in the North."



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