/INDURENT



Industrial

Z WAREHOUSE | MOSLEY ROAD ESTATE TRAFFORD PARK

Mosley Road Trafford Park, Manchester, M17 1HG

Z WAREHOUSE | 33,478 SQ FT

Industrial unit with Office

Self-contained Detached Warehouse/Manufacturing Facility
33,478 sq ft (3,110 sq m) Open plan warehouse accommodation. Eaves height of 8-9m. Steel frame construction, Steel truss roof, Part brick and part clad elevations with concrete Floor, Office accommodation and covered loading yard to the front and additional yard to the side Trafford Park is home to more than 1,400 businesses and is Europe's biggest industrial estate. It covers approximately 1,200 acres and represents one of the largest concentrations of industrial and warehousing space in the UK.
The property is situated fronting Mosley Road, Trafford Park, Manchester. It is accessed off Village Way which leads to the heart of Trafford Park. The property is located 1/2 mile from Junction 9 and Junction 10 of the M60 Motorway and one mile from Junction 3 of the M602 Motorway.

Lease Type	New



Unit Summary

- 3 Phase Power
- Roller Shutter Door
- Office Accommodation
- 2 Level Access Loading Doors
- Car Parking
- Private Yard

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£186,000.00	£5.56
Rates	£56,160.00	£1.68
Service Charge	Not specified	Not specified
Insurance	£6,695.60	£0.20
Total Cost	£248,855.60	£7.43

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/U3P0500097

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Location

The central position provides excellent access to the motorway, J9 M60 1.5 miles away and the city centre being 5 miles away.

Road
M60: 1 mile

Airport
Manchester: 9 miles

Rail
Manchester: 4 mile

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	C (61)

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