/INDURENT

Industrial

UNIT E1 | REDWING CENTRE TRAFFORD PARK MANCHESTER

Mosley Road Trafford Park, Manchester, M17 1RJ



UNIT E1 | 6,062 SQ FT

Industrial

Redwing Centre offers high-quality, refurbished industrial units in the heart of Trafford Park, one of the UK's most significant commercial hubs. The secure estate benefits from a well-managed environment, 24-hour access, ample car parking, and excellent connectivity to major transport links.
With a central position providing easy access to J9 of the M60 (1.5 miles away) and Manchester city centre (5 miles away), the estate is ideal for trade counter operators and industrial occupiers.

Lease Type	New



Unit Summary

- Premier Industrial Location
- 2 Level Access Loading Doors
- 24 Hour Access
- Private Yard
- Roller Shutter Door
- Secure Estate

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£58,600.00	£9.67
Rates	£9,169.13	£1.51
Service Charge	£2,324.24	£0.38
Insurance	£1,212.40	£0.20
Total Cost	£76,559.03	£12.63

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.

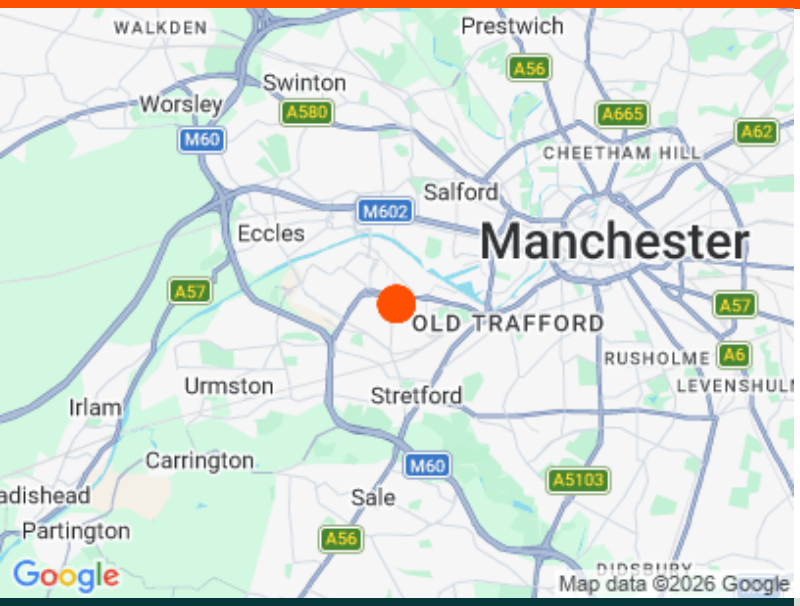
For more info please visit: unit.info/U3P0500109

+44(0) 808 169 7554

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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 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	E (108)

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