Premier Park

UNITS 4 TO 6

13,589 - 35,128 SQ FT
(1,262 - 3,263 SQ M)

TO BE REFURBISHED

TO LET
MODERN WAREHOUSES ON HIGHLY SECURE MULTI-LET ESTATE WITHIN TRAFFORD PARK

Acheson Way
Trafford Park
Manchester **M17 1GA**



24/7 on-site Security



CCTV Monitored



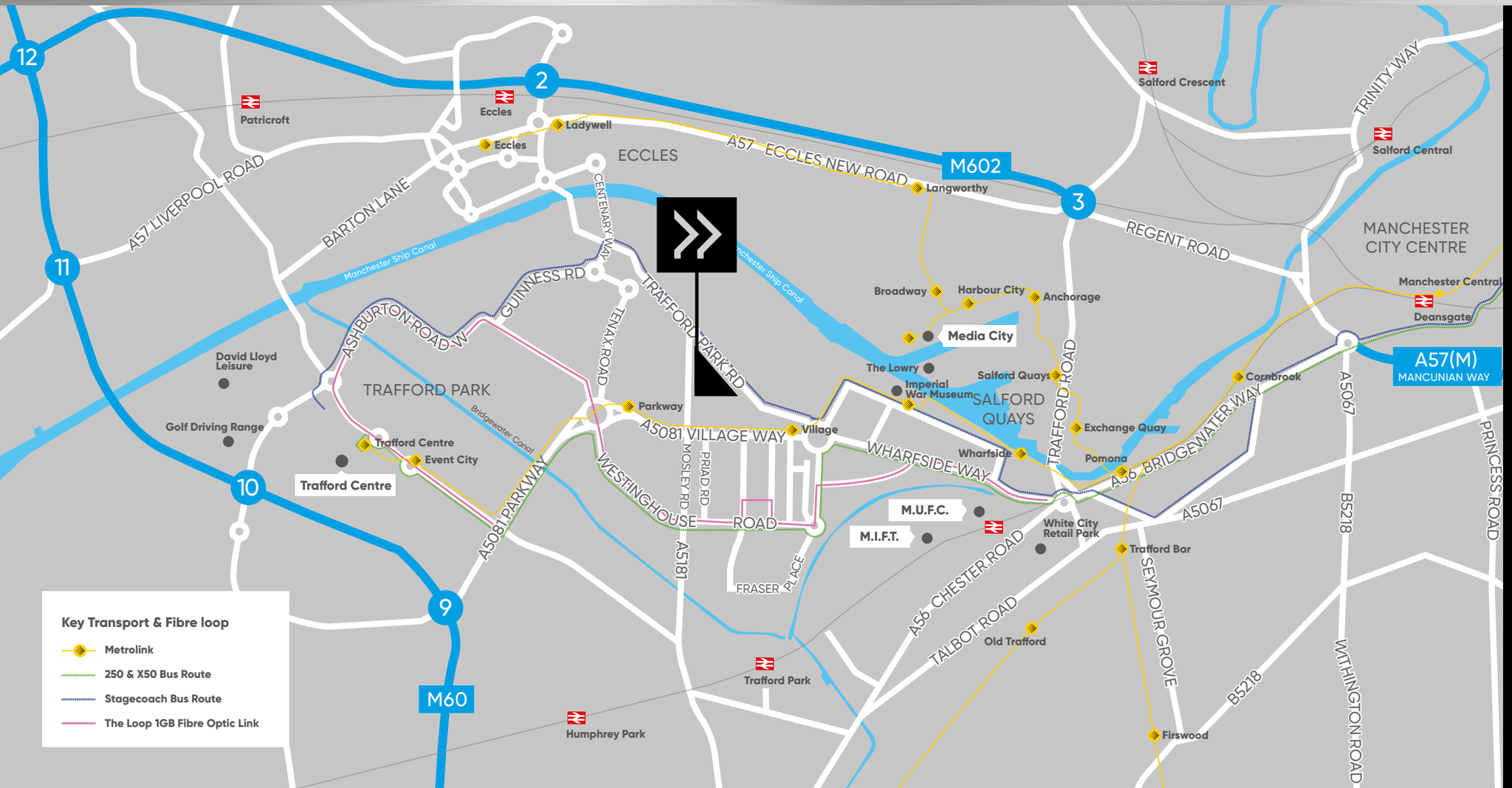
Gatehouse Entry



Premier Park

HIGHLY SECURE MULTI-LET INDUSTRIAL ESTATE WITHIN TRAFFORD PARK

Premier Park IS CENTRALLY LOCATED BEING WITHIN CLOSE PROXIMITY TO MEDIA CITY AND OLD TRAFFORD WHILST BENEFITING FROM EASY ACCESS TO MANCHESTER CITY CENTRE AS WELL AS JUNCTIONS 9 & 10 OF THE M60 MOTORWAY.



CITIES/TOWNS

Manchester City Centre	4 Miles
Stockport	11 Miles
Bolton	12 Miles
Warrington	18 Miles
Preston	32 Miles
Liverpool	32 Miles

MOTORWAYS/ROADS

M602 (J2)	1.5 Miles
M60 (J9)	1.5 Miles
M62 (J12)	4 Miles
M6	15 Miles

RAIL/METROLINK

Barton Dock Road	0.5 Miles
Village Way	0.5 Miles
MediaCityUK	1 Mile
Trafford Park	2 Miles

AIRPORTS

Manchester	10 Miles
Liverpool John Lennon	30 Miles


M60/M62
2
M602
Manchester Ship Canal
M60 (J9 & J10)
within 1.5 miles
A5081 PARKWAY
TRAFFORD PARK RD
MediaCityUK
M60
GXO
A5081 VILLAGE WAY
METROLINK
AMAZON
WHARFSIDE WAY
Salford Quays
ADIDAS
L'OREAL
MANCHESTER CITY CENTRE
MANCHESTER INTERNATIONAL
FREIGHT TERMINAL
AEROFLOT

Premier Park

HIGHLY SECURE MULTI-LET INDUSTRIAL ESTATE WITHIN TRAFFORD PARK





CCTV Monitored



24/7 on-site Security

AVAILABILITY

UNITS	SPACE	SQ FT	SQ M
4+5	Ground Floor	20,298.1	1,885.7
	First Floor	1,240.8	115.3
	TOTAL	21,538.9	2,001.0

UNIT	SPACE	SQ FT	SQ M
6	Ground Floor	12,347.8	1,147.1
	First Floor	1,240.8	115.3
	TOTAL	13,588.6	1,262.4

UNIT	SPACE	SQ FT	SQ M
4-6	Ground Floor	32,645.9	3,032.9
	First Floor	2,481.5	230.5
	TOTAL	35,127.5	3,263.4

*Areas shown are approximate (GEA)

UNITS 4 - 6

13,589 - 35,128 SQ FT

(1,262 - 3,263 SQ M)

- Highly visible modern end terrace industrial/warehouse unit that is energy efficient with low maintenance costs.
- Electronic level access doors.
- B1(c), B2 and B8 permitted use.
- Car parking spaces.
- PV Panels installed for the benefit of the tenant.
- 2 EV charging ports.





indicative images of Unit 1 when refurbished















UNITS 4 - 6

13,589 - 35,128 SQ FT

(1,262 - 3,263 SQ M)

TO BE REFURBISHED

- 8m Clear eaves height to the underside of haunch.
- High quality two storey offices.
- The warehouse floor slab has a floor loading of 40 kN/m2 and a single leg point load of 80 kN.


4


5
DAF


6
5
20


4
5
6



Premier Park

Acheson Way
Trafford Park
Manchester **M17 1GA**

TERMS

The units are available by way of a new full repairing and insuring lease direct from the landlord.

EPC

An EPC is available on request.

RENT

On application.

VIEWINGS

By appointment with the joint letting agents CBRE, B8 and JLL.

Henry Farr
henry.farr@cbre.com
07780 225329

Anthony Mellor
anthony@b8re.com
07794 757 939

Ruth Leighton
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07716 077 324

Steve Capper
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07825 862 770

Max Seed
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JLL
0161 828 6440
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