Premier Park

UNITS 1&12

6,353 - 6,779 SQ FT
(590.2 - 630 SQ M)

FULLY REFURBISHED



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

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



24/7 on-site Security



CCTV Monitored

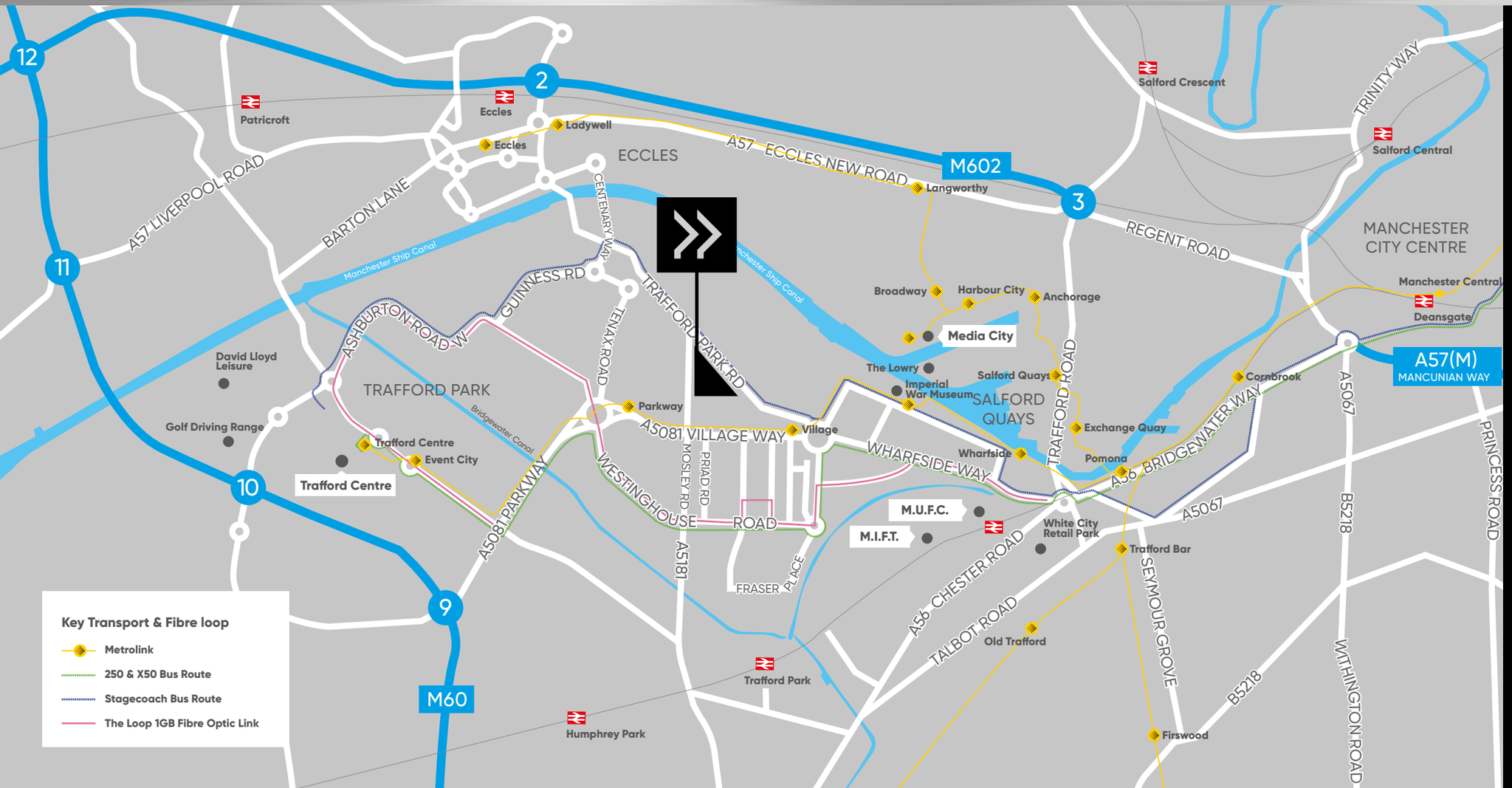


Gatehouse Entry



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

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Gatehouse Entry

AVAILABILITY

There is currently two units available:

UNIT	SPACE	SQ FT	SQ M
1	Warehouse	4,935	459
	2 Storey Offices	1,844	171
	TOTAL	6,779	630

UNIT	SPACE	SQ FT	SQ M
12	Warehouse	5,683	528
	2 Storey Offices	670	62.2
	TOTAL	6,353	590.2

*Areas shown are approximate (GEA)

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(590.2 - 630 SQ M)

- Highly visible modern end terrace industrial/warehouse units that is energy efficient with low maintenance costs.
- 1 Electronically operated, sectional up and over loading door that is 5m high x 3.5m wide.
- B1(c), B2 and B8 permitted use.
- 13 Car parking spaces.
- PV Panels installed for the benefit of the tenant.
- 2 EV charging ports.



















UNITS 1&12

6,353 - 6,779 SQ FT

(590.2 - 630 SQ M)

FULLY 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.
- Includes disability lift.



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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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