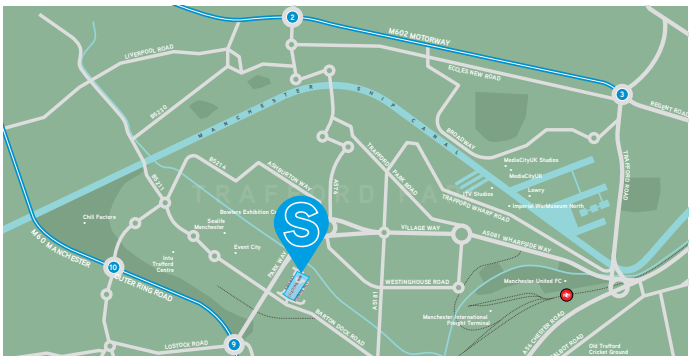
STRETFORD
MOTORWAY ESTATE

TRADE COUNTER • LIGHT INDUSTRIAL / WAREHOUSE • CLOSE TO TRAFFORD CENTRE
WWW.STRETFORDMOTORWAYESTATE.COM



TO LET - UNIT 20

HIGH QUALITY FULLY REFURBISHED BUSINESS UNIT
2,918 SQ FT (271 SQ M)



LOCATION

THE UNIT IS SITUATED IN STRETFORD MOTORWAY ESTATE, WHICH PROVIDES 42 UNITS THAT ARE OF STEEL PORTAL FRAME CONSTRUCTION WITH PART BRICK / PROFILE METAL CLADDING OF WHICH MOST HAVE BEEN FULLY REFURBISHED TO A HIGH STANDARD OFFERING AN EXCELLENT RANGE OF UNIT SIZES.

Stretford Motorway Estate is located within Trafford Park the North West's premier industrial estate and home to large mix of local, regional and national companies.

The estate lies on Barton Dock Road less than ¼ mile away from Junction 9 of the M60 Orbital, this in turn offers excellent access to M56 / M61 / M62 and the remainder of the regional and national conurbations making it the perfect location to serve the regions towns and cities.

Manchester City Centre is only 4 miles away and is easily accessible via Chester Road (A56) while the Trafford Centre is only a few minutes' walk away from the estate.

SPECIFICATION

THE UNITS BENEFIT FROM THE FOLLOWING SPECIFICATION:

- **Fully refurbished throughout**
- **Roller shutter access**
- **Internal office accommodation**
- **Parking /shared loading yard**
- **Secure site / CCTV / Palisade fencing**

The estate has a dedicated security guard on site from 7pm – 7am, Monday to Friday and 24 hours on Saturday and Sunday.



J9 M60 • BARTON DOCK ROAD • TRAFFORD PARK • MANCHESTER • M32 0ZH





TERMS

The units are available by way of new flexible Full Repairing and Insuring leases, for a term of years to be agreed.

RATES

Business rates are payable at the prevailing rate, for further information contact Trafford Borough Council.

SERVICE CHARGE

Tenants will be responsible for paying an annual service charge for the upkeep of the estate.

ANTI-MONEY LAUNDERING

A successful tenant will be required to provide information to satisfy the Anti-Money Laundering Regulations when Heads of Terms are agreed.

EPC

Individual EPC reports have been prepared and are available upon request.

LEGAL FEES

Each party shall be responsible for their own fees incurred in any transaction.

VAT

All figures quoted and subject to VAT at the prevailing rate.

VIEWINGS

To arrange a viewing or for further information please contact the joint letting agents Avison Young or Roberts Vain Wilshaw.

Joseph Wilshaw
joseph.wilshaw@rvwcs.co.uk
07917 647 213

Jack Rodgers
jack.rodgers@avisonyoung.com
07748 704 191

RVW ROBERTS VAIN WILSHAW
CHARTERED SURVEYORS
RVWCS.CO.UK
0161 401 50 60

AVISON YOUNG
0161 228 1001
avisonyoung.co.uk

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agents and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agents nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.