The Malt House

TO LET

Self-contained office building

9,105 sq ft to 27,939 Sq Ft

- Self contained site with 132 parking spaces
- Modern building with AC & Raised floors
- Close to Manchester and Motorway Network

Elevator Road, Trafford Park,
Manchester, M17 1BR

DESCRIPTION

The Malt House is a modern, self contained office building located on Elevator Road in Trafford Park, Manchester. Offering approximately 27,939 sq ft of high-quality office accommodation across three floors, the building presents an ideal opportunity for businesses seeking a prominent, well-connected headquarters-style premises.

The interior provides large, open-plan floor plates with excellent natural light and a contemporary specification.

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SPECIFICATION

Self contained site with 132 parking spaces

Air conditioning

Modern open plan floorplates

Raised Floors

Modern reception area

Customer lift

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GROUND FLOOR PLAN

ACCOMMODATION

DEMISE	SQ FT	SQ M
Ground	9,105	846
First	9,186	853
Second	9,648	896

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FIRST FLOOR PLAN

ACCOMMODATION

DEMISE	SQ FT	SQ M
Ground	9,105	846
First	9,186	853
Second	9,648	896

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SECOND FLOOR PLAN

ACCOMMODATION

DEMISE	SQ FT	SQ M
Ground	9,105	846
First	9,186	853
Second	9,648	896

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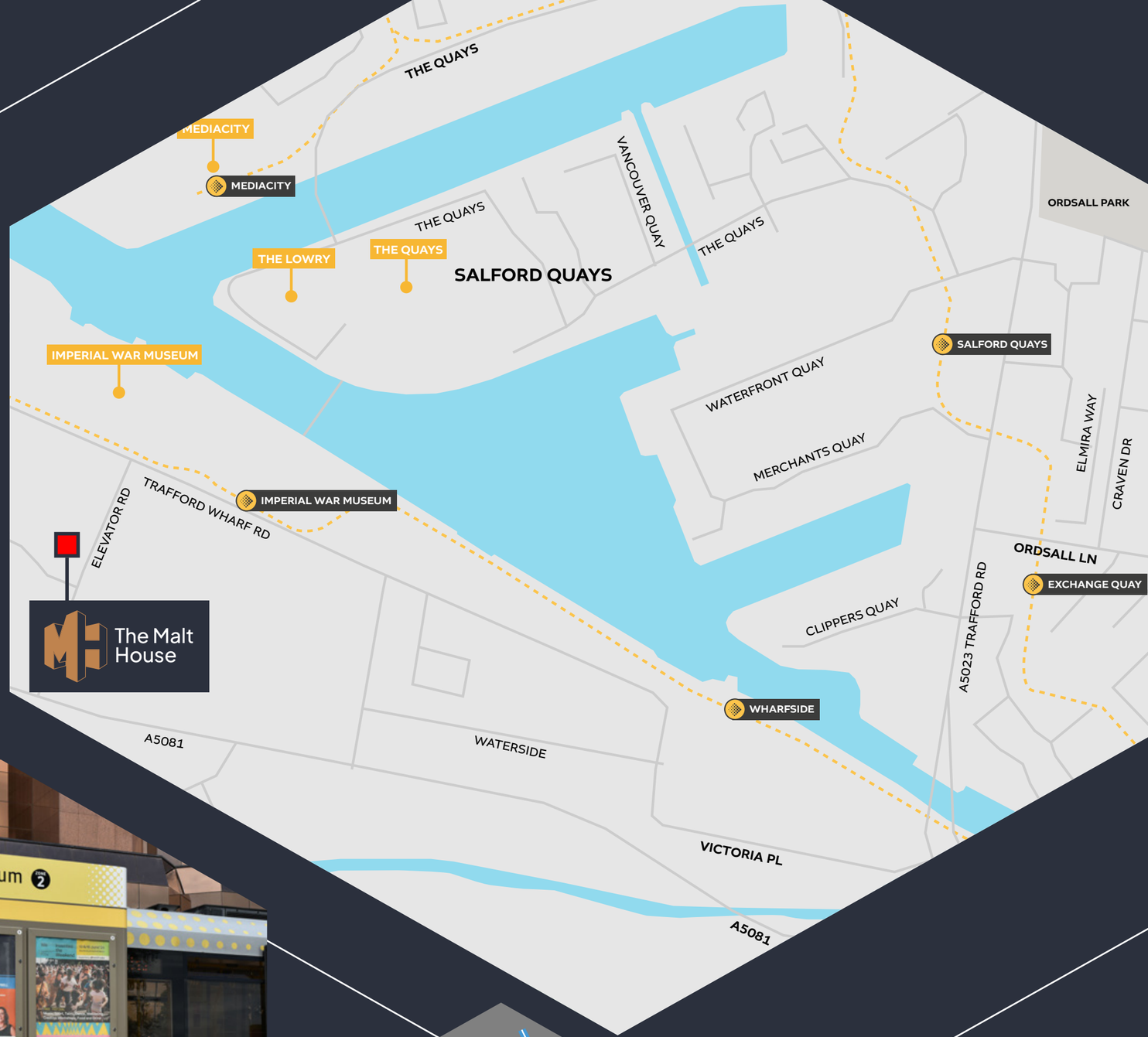
LOCATION

Situated on Elevator Road, The Malt House enjoys a strategic location within Trafford Park - one of Europe's largest industrial and commercial estates. The building is within close proximity to MediaCityUK, Salford Quays, and Manchester city centre, with excellent road connectivity via Junctions 9 and 10 of the M60. Public transport is easily accessible, with MediaCityUK and Broadway Metrolink stops within walking distance.



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AERIAL

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TRAFFORD WHARFSIDE DEVELOPMENT FRAMEWORK

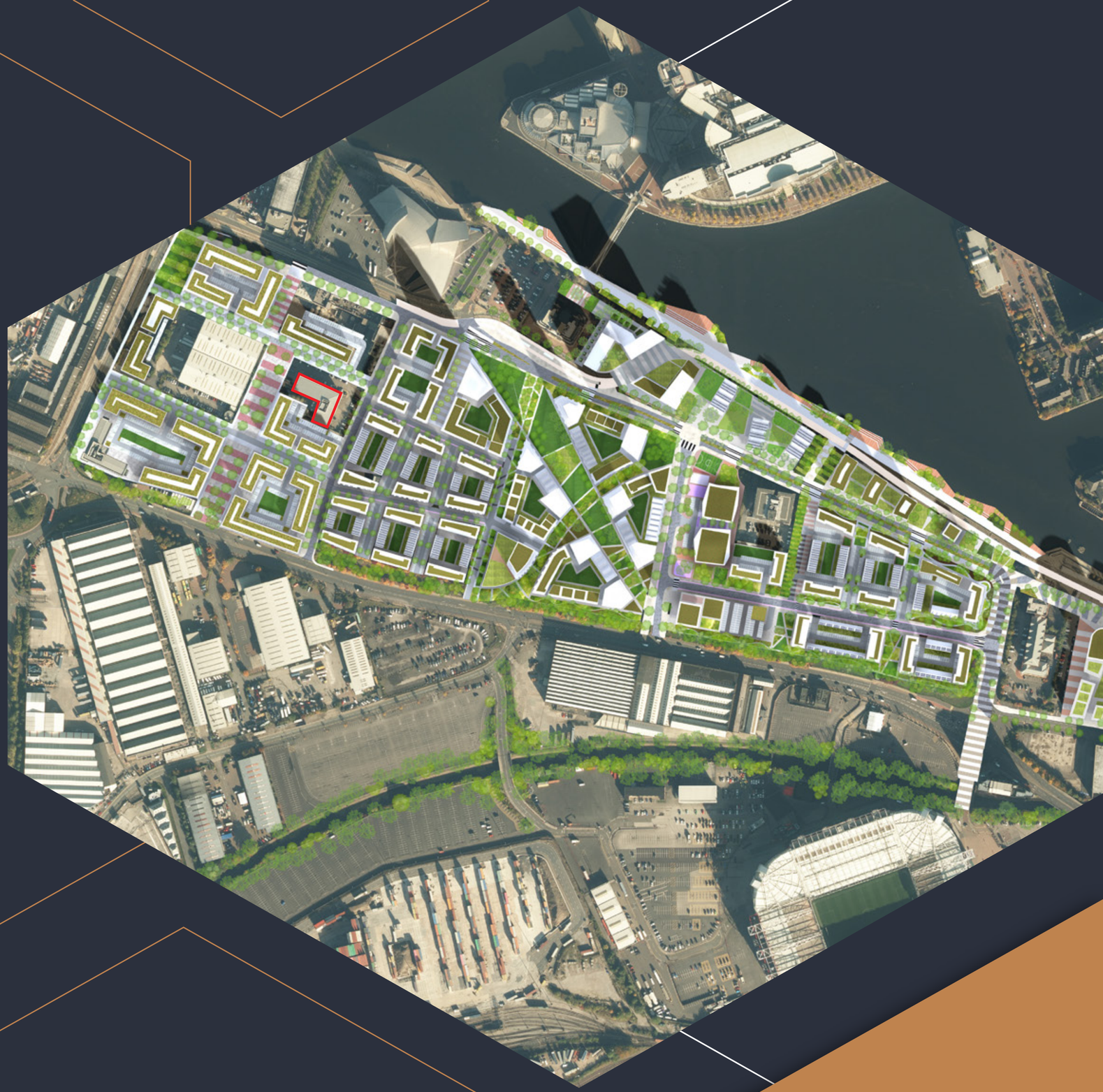
Trafford Wharfside occupies a unique location. Flanked by the Manchester Ship Canal and the Bridgewater Canal, home to international visitor destinations at Manchester United Football Club, the Imperial War Museum North, and the O2 event space at Victoria Warehouse, and all in the heart of the first planned industrial estate in the world. Trafford Wharfside has huge potential to deliver significant social, environmental and economic benefits for both the Borough and the wider region.

This Framework and the accompanying masterplan can help realise that potential by setting a vision and a series of objectives which all new development proposal should respect.

THE COUNCIL'S VISION FOR WHARFSIDE IS:

"The creation of a new, inclusive, diverse, resilient and vibrant mixed-use neighbourhood that maximises opportunities in the area. Wharfside will have its own distinctive identity, building on its unique attractions and enhancing its heritage assets, providing a unique and attractive destination for the wider community, residents, businesses and visitors alike. Landscape-led, high quality sustainable design, provision of green infrastructure and the promotion of green active travel routes will be at the heart of the area's transformation. New opportunities for work, leisure and play will be created in a high-quality and accessible setting, improving health and wellbeing whilst creating a major mixed-use area of regional and international significance."

Further information can be found at:
www.trafforddesigncode.uk/wharfside/masterplan



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FURTHER INFORMATION

EPC

An EPC certificate is availble upon request.

TERMS

The building is available as a whole or on a floor by floor basis by way of a new lease.

BUSINESS RATES

Current 2026 Assessment provides an RV of £430,000.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, identification, and confirmation of the source of funding will be required from the successful purchaser.

CONTACT

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