

TO LET



MODERN INDUSTRIAL UNIT

918 SQ FT (85.35m²)

**Kestrel Court
Unit 3, Block C
Kestrel Road
Trafford Park
M17 1SF**

- Established Industrial location
- Good transport connections
- Approx 2.0 miles west of Media City
- Available immediately

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is situated on the western side of Kestrel Road in an established industrial location in Trafford Park.

The Trafford Centre, Media City/ Salford Quays and the M60 Manchester Orbital Motorway are just a short drive away. Manchester City Centre is 4 miles East of the subject property.

DESCRIPTION

The property comprises a modern terraced single storey industrial unit of steel portal framed construction with part steel / part brick elevations underneath a lightweight sheet metal profile roof incorporating translucent roof lights.

Internally, the unit provides a workshop area, partitioned storage rooms, ground floor office, W/C. The unit benefits from roller shutter door access. There is also a mezzanine for storage purposes. Externally, the unit has an area of hardstanding that can accommodate circa 2 cars.

ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Property Measurement 2nd Edition, the unit measures 918 sq ft (85.35m²).

LEASE

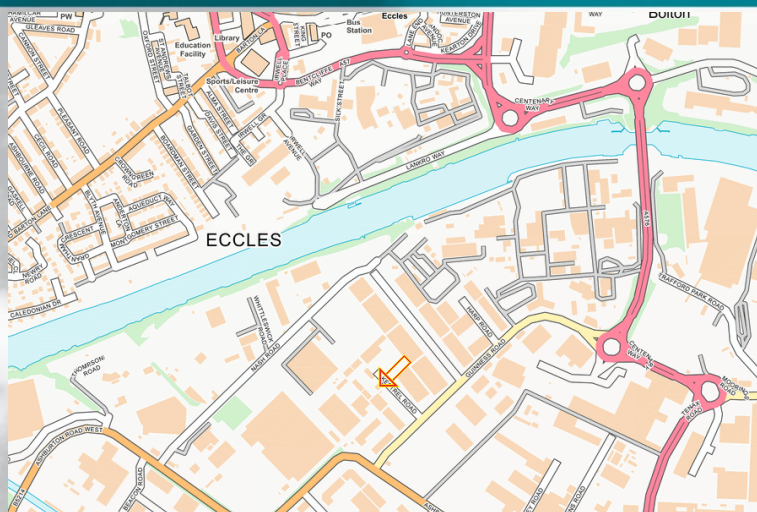
The property is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£14,000 per annum**.

SERVICE CHARGE

A service charge will be levied to cover the maintenance of the common areas of the estate. The current service charge stands at £180.88 per quarter.

BUILDINGS INSURANCE

The landlord insures the property and recovers the cost from the tenant. The current cost stands at £698.00 per annum.



BUSINESS RATES

The property has a Rateable Value of £9,800. It is likely any occupier will benefit from small business rates relief. All enquiries to be made directly with the local planning authority.

EPC

A copy of the EPC is available upon request.

VAT

We are advised that VAT will be applicable.

VIEWING

By appointment with the sole agent:

WT Gunson

Josh Hill

Josh.hill@wtgunson.co.uk

Lewis Grainger

Lewis.grainger@wtgunson.co.uk

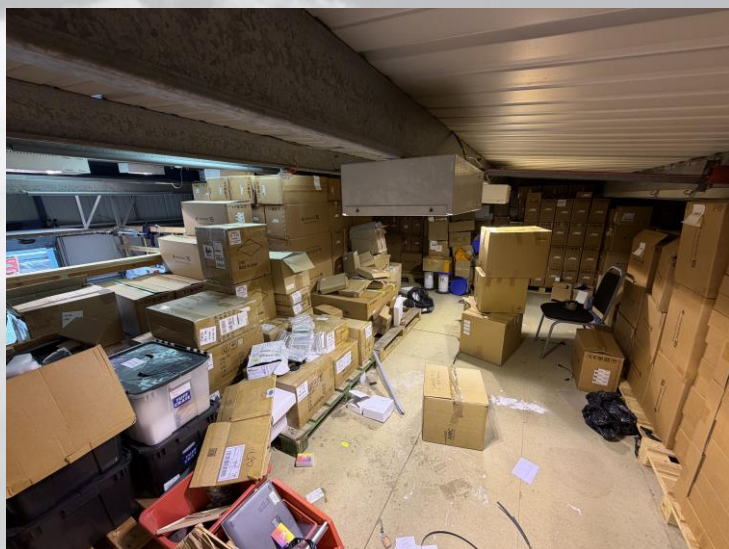
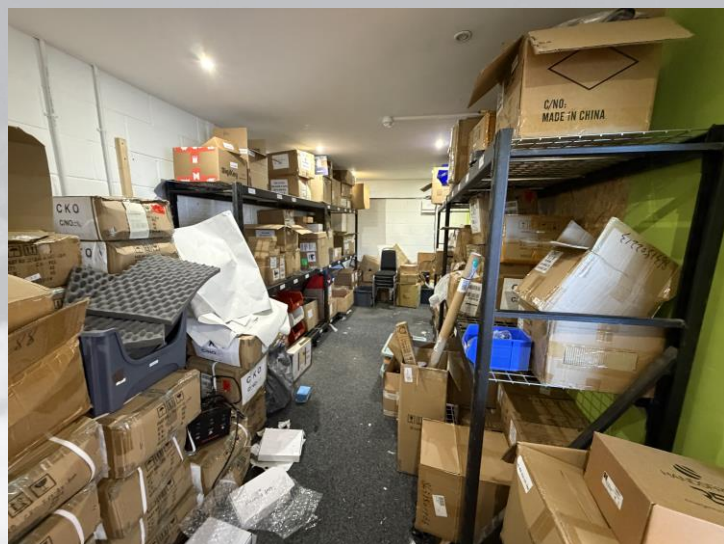
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Date of Preparation: October 2026

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 **wtgunson**
commercial property consultants



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