

TRAFFORD PARK

Z WAREHOUSE

MANCHESTER, M17 1HQ



TO LET

33,478 sq ft (3,110 sq m)

- SELF-CONTAINED DETACHED WAREHOUSE/MANUFACTURING FACILITY
- FLEXIBLE TERMS AVAILABLE



**SAT NAV
M17 1HQ**



ACCOMMODATION

	sq ft	sq m
Warehouse	27,136	2,521
Ground Floor Office	573	471.2
First Floor Office	177	16.5
Covered Loading	5,592	519.5
Total	33,478	3,110.2

LOCATION

The property is situated fronting Mosley Road, Trafford Park, Manchester. It is accessed off Village Way which leads to the heart of Trafford Park. The property is located 1/2 mile from Junction 9 and Junction 10 of the M60 Motorway and one mile from Junction 3 of the M602 Motorway.

TRAFFORD PARK is home to more than 1,400 businesses and is Europe's biggest industrial estate. It covers approximately 1,200 acres and represents one of the largest concentrations of industrial and warehousing space in the UK.

SPECIFICATION

- Open plan warehouse accommodation
- Eaves height of 8 - 9 m
- Steel frame construction
- Steel truss roof
- Part brick and part clad elevations

FURTHER INFORMATION

Further information, plans and specifications are available through our sole agent.

- Concrete floor
- Sodium and fluorescent strip lighting to warehouse
- Central heating to the offices
- Covered loading yard to the front
- Additional yard to the side

