



TO LET/MAY SELL (AS A WHOLE)



Caxton Park, Wright Street, Old Trafford
M16 9EW

**Various self contained units and offices on secure site
with car parking available on flexible terms.**

121-754 Sq M (1302-8,116 Sq Ft) on 0.36 Ha (0.9 acres)

No. 1 Portland Street
Manchester
M1 3BE

Tel: 0161 234 0777
Fax: 0161 746 8547



Commercial Property
Advisers and Agents

www.tfcproperty.com

0161 234 0777

Caxton Park, Wright Street, Old Trafford



LOCATION

The estate is situated on Wright Street in Old Trafford, just off the A56 Chester Road approximately one mile from Manchester City Centre.

Junction 7 of the M60 motorway is approximately 3 miles to the south of the premises and Junction 1 of the M602 is 1 mile.

DESCRIPTION

Caxton Park is a secure industrial estate comprising a mix of office and industrial/warehousing uses.

Construction is of traditional brick as well as steel frame supporting metal trussed and decked roofs. Eaves height varies between approximately 3 and 5 metres.

The offices provide a mix of private and communal areas with male and female WC facilities.

The estate offers a secure yard and parking for a number of cars.

ACCOMMODATION

Listed below are the approximate sizes of the units, these can be combined to offer larger accommodation.

UNIT	TYPE	SIZE SQ FT
1	Office	2040 (let)
2	Office	1250 (let)
3	Industrial	1304
4	Industrial	1535
5	Industrial	1598
6	Industrial & Office	8115
7	Industrial & Office	2798 (let)

Site Area 0.9 Acres

TERMS

The buildings are available to let on flexible terms. Alternatively consideration would be given to a freehold disposal with the benefit of the existing income.

ASKING PRICE/RENT

Full terms are available upon request.

RATEABLE VALUE

We recommend that all interested parties direct there enquiries as to rates to Trafford Council on 0161 912 2000. Or online at www.voa.gov.uk.

VAT

Unless otherwise stated all rents and prices are quoted of, but may be liable to VAT at the appropriate rate.

VIEWING

Strictly by appointment with the sole agents TFC on 0161 234 0777.

SUBJECT TO CONTRACT

