



To Let/ For Sale

Unit 5

Parkway 4 Industrial Estate

Trafford Park, M17 1SN

AWAITING PHOTO

Warehouse with offices available

- 6,846 sq ft (636 sq m) approx.
- Rare opportunity to purchase
- End of terrace unit on popular estate
- Close to Parkway Circle, M60 & M602
- Good office content
- 4.5 m eaves
- Communal yard
- Sectional full height door
- LED lighting throughout

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



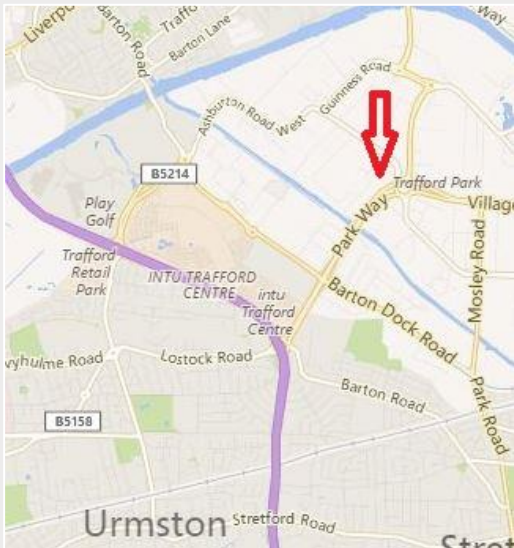
To Let/ For Sale

0161 234 0777

Unit 5

Parkway 4 Industrial Estate

Trafford Park, M17 1SN



LOCATION

The premises are located in an excellent position close to the Parkway roundabout in the heart of Trafford Park. This in turn provides access to the M60 at J9 and J1 of the M602.

DESCRIPTION

The premises comprise a portal frame end of terrace industrial unit having brick and clad elevations. Internally there is an open plan area accessed via a sectional up and over door.

There are two storey offices to the front elevation together with a connected first floor mezzanine office with workshop below. This could be removed to create further warehouse space. Male and female WC facilities are provided as well as a kitchen.

The premises have a gas fired central heating system in the offices together with a gas fired heater in the warehouse. All lighting within the building are LED including the spotlights in the warehouse.

ACCOMMODATION

All floor areas have been measured and calculated in accordance with the RICS property measurement. Measured on a gross internal basis the building proves the following area

	Sq Ft	Sq m
Warehouse	4,339	403.14
Mezzanine Office	1,117	103.67
2 Storey Offices	1,391	129.20
TOTAL	6,846	636.01

TERMS OF DISPOSAL

Our client are flexible in their approach to disposal and will consider either a sale or lease of the premises.

RENT

£35,000.00 per annum excl.

PRICE

On application

RATEABLE VALUE

EPC

Available upon request

VAT

All prices will be liable to VAT at the prevailing rate.

TENURE

We are verbally informed the premises are held long leasehold (999 years).

VIEWING

Via the sole agents TFC on 0161 234 0777