



TO LET

**Enterprise House, Bailey Road Trafford Park,
M17 1SA**



Self contained business/workshop unit with first floor offices/storage and parking.

- 1,945 sq ft (180.75 sq m) approx.
- Good access to J9 & 10 of M60 and J2 of M602
- 4.15 m eaves
- 2.7 m roller shutter access door and separate personnel door
- Car parking to front
- UPVC double glazing
- New cladding to front elevation
- Immediately available

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



FOR SALE/MAY LET

0161 234 0777

Enterprise House, Bailey Road Trafford Park, M17 1SA



LOCATION

The property is situated fronting Bailey Road which connect to Ashburton Road West and thereafter the local road network that connect to both J9 & 10 of the M60 and J2 of the M602 all of which are within 5 minutes drive of the property

DESCRIPTION

The property comprises a two storey workshop/ business unit which has recently been the subject of a refurbishment program.

Eaves height to the ground floor is to approximately 4.15 metres and access is gained via a new electric roller shutter door. There is a WC on the ground floor

To the first floor there is further accommodation which could either be used for office or storage use as the floor is of concrete construction.

Externally there is off road parking to the front of the building which has the potential for up to 7 vehicles.

Lighting is via strip fluorescent tubes to the ground floor and to the first floor above a suspended ceiling. The first floor also benefits from wall mounted electric heaters.

ACCOMMODATION

Measured on a gross internal basis we estimate the accommodation provides the following approximate area:

Floor	Sq ft	Sq M
Ground	1,081	100.44
First	864	80.31
Total	1,945	180.75

RATEABLE VALUE

TBC

EPC

Available upon request.

VAT

Will be charged on all outgoings.

TERMS

Our clients are seeking to dispose of the premises on a leasehold basis for a period of years to be agreed incorporating regular rent reviews.

RENT

£13,000.00 per annum exclusive.

VIEWING

Via the sole agents TFC on 0161 234 0777



Disclaimer: TFC (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of TFC or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TFC cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item; iii) no employee of TFC (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TFC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.