



TO LET

**UNIT 2 ORION TRADE CENTRE, TENAX
ROAD, TRAFFORD PARK, M17 1EB**



Economical high bay warehousing and manufacturing accommodation with excellent access to the regional motorway network.

- 21,755 (2,021 sq m)
- New roof
- Eaves height 7.6m
- Car parking to front and concreted yard to rear
- Excellent access to three motorway junctions (M60 & M602)

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Commercial Property
Advisers and Agents



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0161 234 0777

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LOCATION

The property is situated in the heart of Trafford Park in an extremely prominent position fronting Tenax Road, Centenary Way and the Tenax Circle roundabout.

Trafford Park is one of Europe's premier industrial areas comprising over 1,300 acres. There are approximately 3,000 occupiers in the park including Kellogg's, Proctor & Gamble, Tate & Lyle and Amazon to name but a few.

The Estate benefits from being close to Junctions 9 and 10 of the M60 Motorway and Junction 2 of the M602 Motorway which in turn links to the national motorway network.

DESCRIPTION

The premises comprise a large industrial/warehouse building which has been the subject of a refurbishment program, including a new roof .

Eaves height 7.6 metres. Access is via roller shutter doors to a large concreted yard, there is parking to both the front and rear to the property.

ACCOMMODATION

Measured on the gross internal basis we estimate the accommodation provides the following. Areas can be combined to accommodate individual occupier requirements.

UNIT 2 21,755 sq ft

RATEABLE VALUE

TBC

EPC

Available upon request.

VAT

VAT will be charged on all outgoings at the prevailing rate.

TERMS

Our clients are seeking to lease the premises for a term of years to be agreed incorporating regular rent reviews.

RENT

£4.50 per sq ft per annum exclusive.

VIEWING

Via the sole agents TFC on 0161 234 0777