

FOR SALE



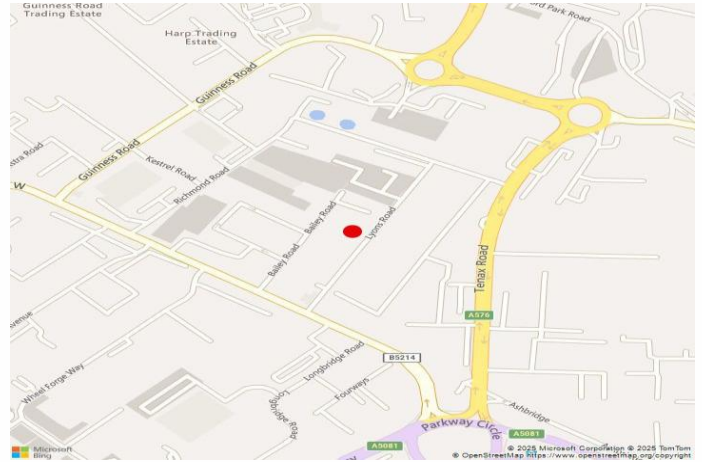
Lyons Road, Trafford Park, Manchester, Greater Manchester, M17 1RN

Ground and First Floor Commercial unit in Trafford Park

9,107 Sq Ft (846.04 Sq M)

- Excellent Location
- Access from two roads
- Suitable for Owner Occupier or investor
- Large Secure Yard and Parking
- Low site coverage of 39%





Location

The property is located on Lyons Road, just off Ashburton Rd West in the heart of Trafford Park, the north west's premier industrial location, which is approximately 4 miles west from the city centre.

Access to both Junction 2 of the M602 and Junction 9/10 of the M60 are less than 1 mile from the property.

Trafford Park provides homes to over 1400 companies, employing excess of 44000 people.

Major occupiers include Kellogg's, Adidas, Proctor and gamble and L'Oréal

Description

The property comprises a building of steel frame and brick construction currently providing predominantly office accommodation arranged over ground and first floors, with mezzanine storage. The current configuration is modern office accommodation for the majority, mezzanine storage above the ground floor offices and part warehouse/ storage with parking for 31 cars on a hard surfaced yard area of 0.25 acres, contained within a perimeter fence. There is also access from Bailey Road to the site into the yard area which is currently used as the main car park

The property could be converted back to warehouse space on the ground floor with 4.5m height and large roller shutter access door (4m x 4m), utilising the large yard area also, and there could also be the possibility to extend the property into the large yard to suit an occupier. The property benefits from all mains utilities

Occupational Tenancy

The site will be sold with a tenant in situ to the rear of the site fronting Bailey Road, which does not interfere with the use of the car park or yard area. The Carburante Café Ltd occupy a converted Storage Container to the rear of the yard/ car park. The lease is 10 years from September 2021 at a passing rent of

£10,000 pa. The lease is excluded from s24-28 of the Land lord and Tenant Act 1954.

Ground Floor layout

Accommodation

Measured in Accordance with RICS guidelines to provide the following GIA areas

Description	Sq m	Sq ft
Ground Floor	323	3,476
First Floor office	323	3,476
Mezzanine store	200	2,155
Total Area	846	9,107

