

TO LET

Modern detached warehouse

Sixteen.



**Unit 3 Bridgewater Park,
Robson Avenue,
Trafford Park,
M41 7JQ**

- Access via 2 dock loading doors & 1 drive in loading door
- Within 1 mile of Junction 10 M60
- Separate large car park and secure yard
- Fully racked

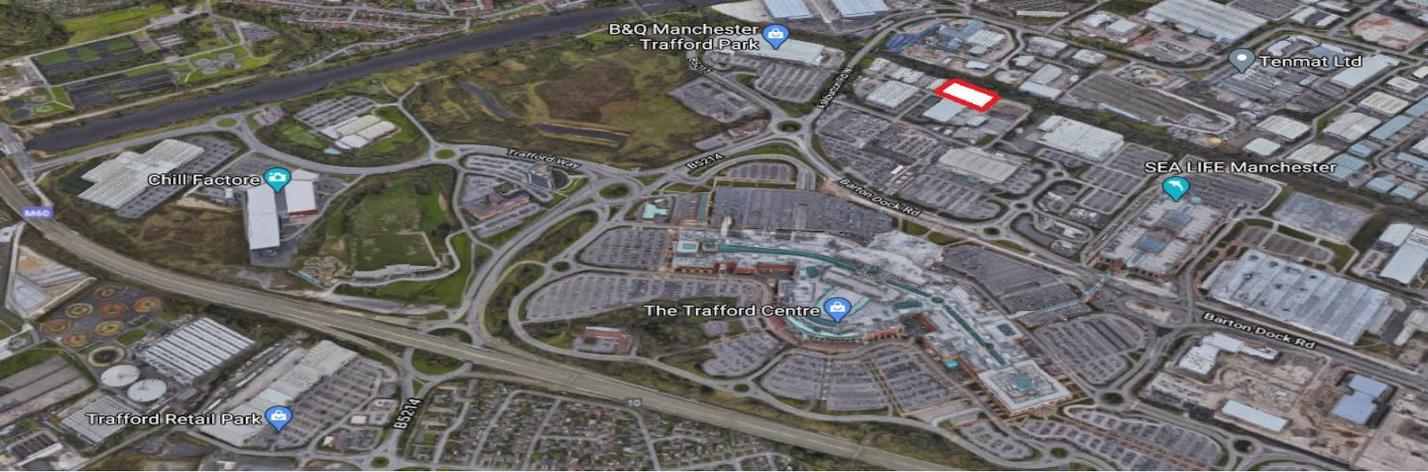
24,388 sq ft (2,265.70 sq m)

For viewings or further information
please contact:

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Location

The unit is situated off Taylor Road and is accessed off Ashburton Road West (B5214) which provides direct access to Junction 10 of the M60 which is within 1 mile from the property. Manchester City Centre is approximately 4 miles to the east.

The Trafford Centre is located a short distance from the unit and provides several amenities as well as bus and Metrolink services to Manchester City Centre and other locations.

Description

The property comprises a modern detached warehouse unit of steel portal frame construction with brick and profile metal clad elevations beneath a pitched profile metal clad roof. The unit is accessed via 2 dock level loading doors and a single drive in loading door, which are located to the rear of the unit. The property has an eaves height of approximately 6.5m and benefits from lighting in the warehouse of new LED lights. The warehouse is currently fully racked, and this racking can be made available to the new occupier.

To the front of the unit is two storey office accommodation which has been refurbished to a high specification, the offices are mainly open plan in layout and incorporate suspended ceiling with recessed lighting, carpeting, WC's, kitchen facility, reception area and lift access to the first floor. Externally there is a secure car park to the front of the unit which is fully fenced and gated and a separate self-contained yard to the rear of the unit which again is fully fenced and gated.

Accommodation

The property has the following approximate gross internal areas:

	SQ FT	SQ M
Warehouse	18,692	1,736.53
Offices	5,696	529.17
Total	24,388	2,265.70

The site is approximately 1.07 acres (0.433 ha)

Terms

The unit is available on a new full repairing and insuring lease on terms to be agreed.

Rental

Available upon application.

Business Rates

We recommend any interested parties make their own enquires with the relevant local authority.

EPC

The property has an EPC rating of D(78). Certification available upon request.

VAT

All figures quoted are exclusive of VAT, but may be liable for VAT at the prevailing rate

Legal Costs

Each party to bear their own legal costs.



Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed

Misrepresentation Act

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