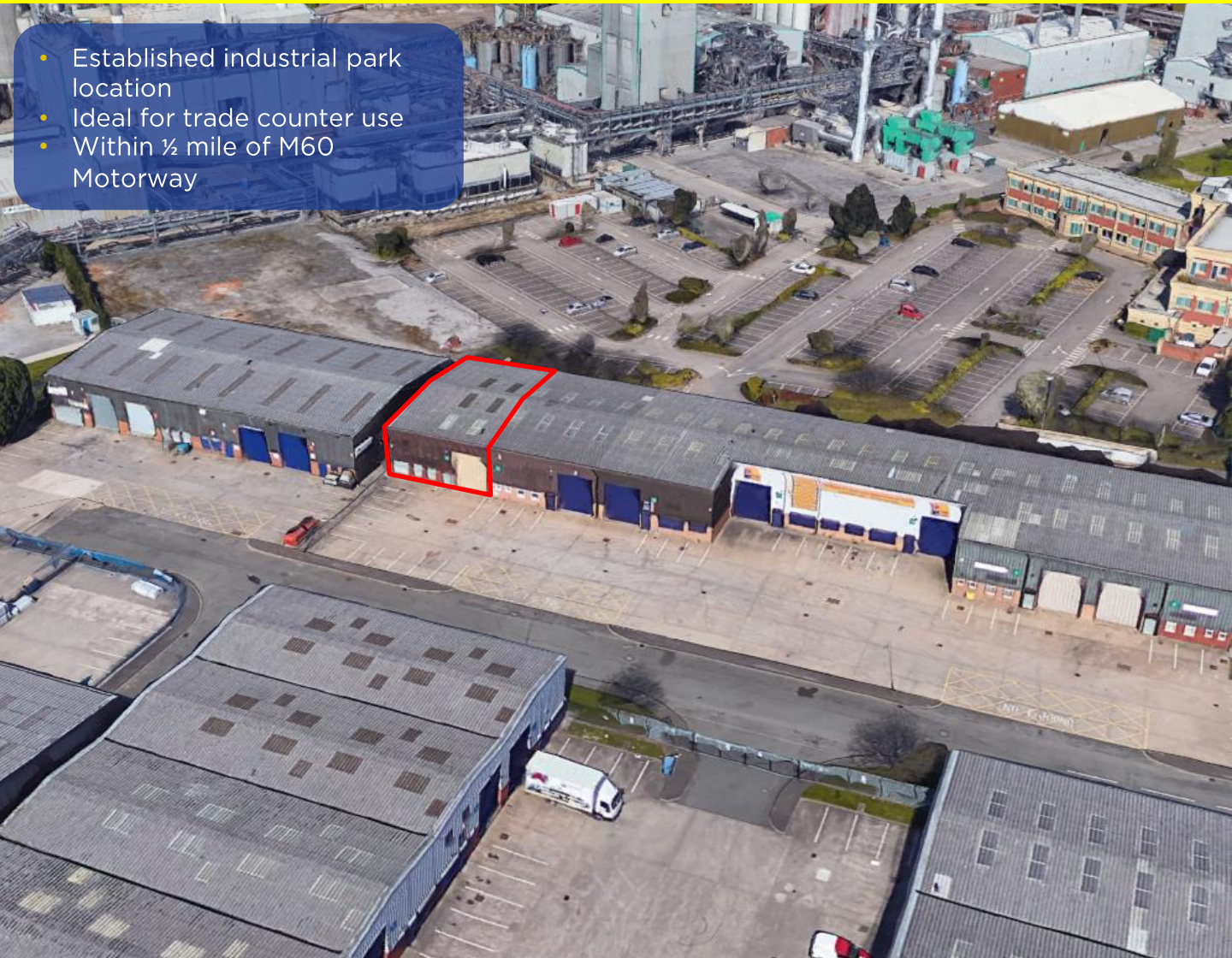


TO LET

2,977 sq ft (276.6 sq m)

- Established industrial park location
- Ideal for trade counter use
- Within ½ mile of M60 Motorway



End Terrace Warehouse / Trade Counter Unit

Unit 14, Harp Trading Estate

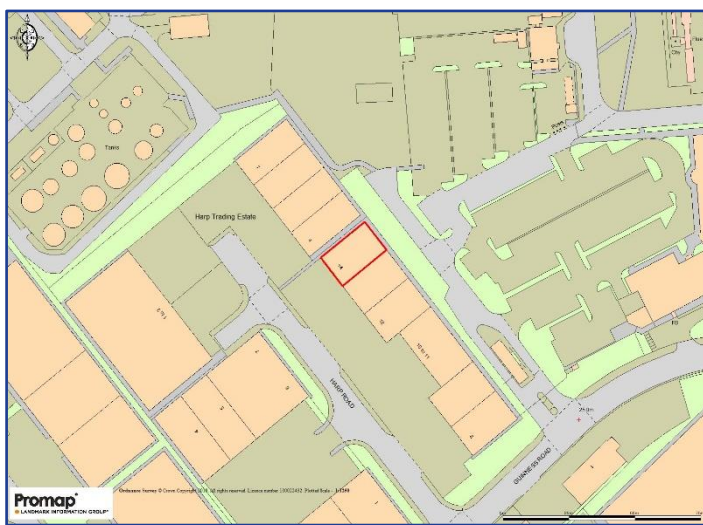
Guinness Road

Trafford Park

Manchester

M17 1SR





LOCATION

Harp Trading Estate is situated on Harp Road off Guinness Road, in the heart of Trafford Park and within 1.5 miles of junctions 9&10 of the M60 orbital motorway, which can be accessed via Parkway (A5081) and Ashburton Road West (B5214). Junction 2 of the M602 Motorway is within 1.5 miles of the estate and can be accessed via Centenary Way which is at the eastern end of Guinness Road. Manchester City Centre lies approximately 4 miles to the east of the estate and Manchester Airport is located 10 miles to the south.

Trafford Park is recognised as one of the premier established industrial estates in the North West and lies approximately 10 miles to the north of Manchester Airport. Nearby occupiers include MAN Trucks, Platinum Batteries, Tool Station, Electric Center, Clothes2Order, BTTG High Performance Metal and Dronco.

DESCRIPTION

The property is an end-terraced unit on an estate which comprises 20 units. The estate is well presented with occupiers including Travis Perkins, Malibu Corporation, Wolseley PLC, CMS PLC, WF Senate and Hire Station.

SPECIFICATION

- Steel portal frame construction
- Brick/profile metal cladding external elevations
- Eaves height of 5.8m
- Roller shutter door access
- Office area / stores and WC
- External communal concrete surfaced loading area
- Concrete warehouse floors
- Gas heaters

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

ACCOMMODATION

The premises has the following gross internal area:

	Sq ft	Sq m
Warehouse accommodation	2,000	185.8
Office accommodation	977	90.8
Total	2,977	276.6

EPC

An Energy Performance Certificate is available upon request.

RATEABLE VALUE

The premises are described as "Warehouse and Premises" and have a current Rateable Value of £15,250.

PLANNING

The property is situated on an established industrial estate. We advise interested parties make their own planning enquiries with Trafford Metropolitan Borough Council.

TERMS

The premises are available by way of sub-lease or assignment. The current lease expires February 2021.

RENTAL

Upon application.

SERVICE CHARGE

A service charge is applicable to the maintenance of the common parts.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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