

INDUSTRIAL / WAREHOUSE UNIT

8,141 - 17,005 sq ft (756.32 - 1,579.80 sqm)



- Very flexible terms available
- Established industrial location
- Large secure self-contained yard
- 6.30 metres to eaves
- Good motorway access (J9, M60)

**Units A+B, Westbrook Park, Westbrook
Road, Trafford Park, M17 1AY**

LOCATION

The property is situated within the heart of Trafford Park. Westbrook Park is located off Westbrook Road within Westbrook Trading Estate.

The property is accessed off Trafford Park Road, which links with the A5081 (Village Way/Wharfside Way), the main arterial route through Trafford Park providing access to Manchester City Centre and Junction 9 of the M60 motorway. The M60 Orbital Motorway provides access to the wider motorway network, including the M6, M62, M56 and M61 motorways.

An extension of the Metrolink is proposed through Trafford Park with completion of the works set for 2020. Manchester International Airport, the UK's largest regional airport, is located approximately 9 miles to the south.

DESCRIPTION

The property comprises a brick built unit of steel portal frame construction under a pitched roof, on a secure site with car parking and circulation/yard areas. In order to access the site vehicles must pass two forms of security. Firstly the gated entrance to the wider Westbrook Park Estate and also an electronic gate with intercom/key fob access. Each unit benefits from ancillary office accommodation with loading provided via roller shutter doors. Specification includes 6.3m eaves, translucent roof lighting and concrete flooring. Unit A also has a canopy.

EPC

An EPC has been prepared and is available upon request.

PRICE

The property is available on a full repairing and insuring lease for a term of years to be agreed at a rental of £5.50 per sq ft exclusive.

SERVICE CHARGE

A service charge will be levied in respect of the maintenance of common areas and management of the estate together with external repairs to the unit which will be undertaken by the landlord and recharged.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

VAT will be charged where applicable at the prevailing rate.

ACCOMMODATION

The approximate gross internal floor areas are as follows:-

	SQ FT	SQ M
Unit A	8,864	823.46
Unit B	8,141	756.32
TOTAL	17,005	1,579.78