



**Unit 1B, Centenary Link,  
Trafford Park, Manchester, M17 1EB**

**TO LET**

**Warehouse / Industrial Unit  
2,576.4 sq m (27,733 sq ft)**

 **Knight  
Frank** 0161 833 0023  
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# Unit 1B, Centenary Link, Trafford Park, Manchester, M17 1EB

## Location

Centenary Link is located on Centenary Way in the heart of Trafford Park. The estate is approximately 1 mile from Junction 9 of the M60 Manchester motorway. Access to the M60 motorway from Centenary Way is via the A576 Tenax Road and then the A5081 Parkway.

## Description

The property is of steel frame construction with concrete floor. Access to the unit is via a full height roller shutter door. The warehouse benefits from WC facilities. Access to the secure common service yard is via double palisade style gates.

## Accommodation

All areas are measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

27,733 SQFT (2,576.4 SQM)

## Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rateable Value

The premises are described as warehouse and premises and have an adopted rateable value of £63,000.

## Rental

On application.

## Legal Costs

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

## EPC

The property has an EPC rating of D 79.

## VAT

All rents / prices are exclusive of, but may be liable of VAT at the prevailing rate.

## Viewing

Strictly by appointment with:  
Rob Tilley  
Rob.Tilley@knightfrank.com

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