

» Premier Park

UNIT 1

6,897 SQ FT (641 SQ M)

4,661 SQ FT MODERN WAREHOUSE 2,236 SQ FT OFFICES

TO BE REFURBISHED



TO LET
MODERN WAREHOUSE
ON THE MOST SECURE MULTI-LET
ESTATE ON TRAFFORD PARK



Acheson Way
Trafford Park
Manchester M17 1GA



24/7 on-site
Security



CCTV
Monitored



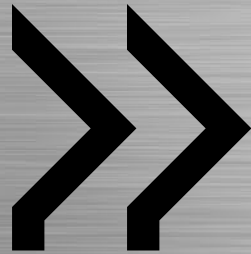
Gatehouse
Entry



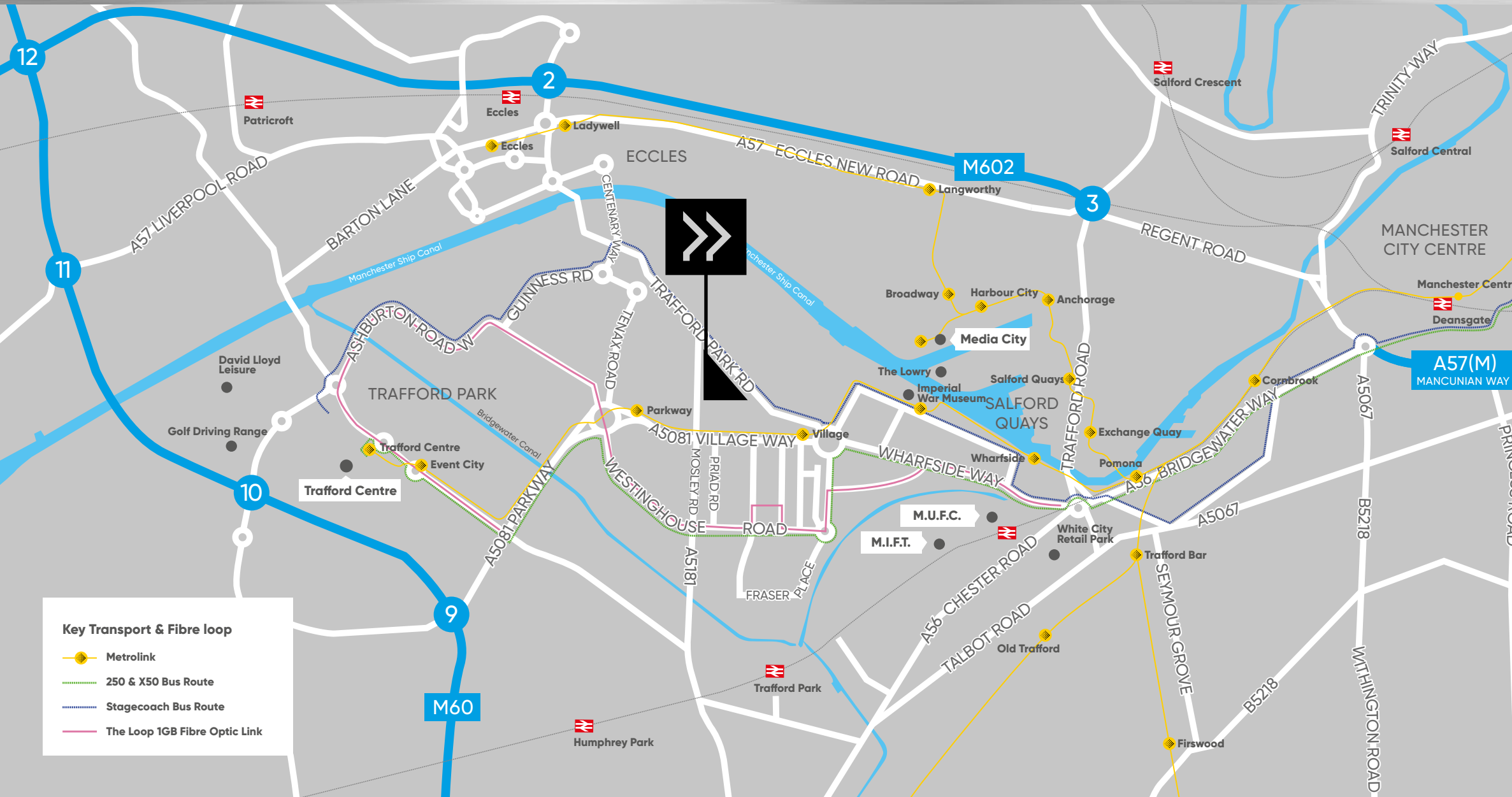
» Premier
Park

THE MOST
SECURE MULTI-LET
INDUSTRIAL ESTATE
ON TRAFFORD PARK

TRAFFORD PARK RD



Premier Park IS CENTRALLY LOCATED BEING WITHIN CLOSE PROXIMITY TO MEDIA CITY AND OLD TRAFFORD WHILST BENEFITING FROM EASY ACCESS TO MANCHESTER CITY CENTRE AS WELL AS JUNCTIONS 9 & 10 OF THE M60 MOTORWAY.



CITIES/TOWNS

Manchester City Centre	4 Miles
Stockport	11 Miles
Bolton	12 Miles
Warrington	18 Miles
Preston	32 Miles
Liverpool	32 Miles

MOTORWAYS/ROADS

M602 (J2)	1.5 Miles
M60 (J9)	1.5 Miles
M62 (J12)	4 Miles
M6	15 Miles

RAIL/METROLINK

Barton Dock Road	0.5 Miles
Village Way	0.5 Miles
MediaCityUK	1 Mile
Trafford Park	2 Miles

AIRPORTS

Manchester	10 Miles
Liverpool John Lennon	30 Miles

← M60/M62

2

M602



M60 (J9 & J10)
within 1.5 miles



Manchester Ship Canal

A5081 PARKWAY

TRAFFORD PARK RD

MediaCityUK

← M60

A5081 VILLAGE WAY

METROLINK

WHARFSIDE WAY

Salford Quays

MANCHESTER CITY CENTRE →

GXO

AMAZON

ADIDAS

L'OREAL

MANCHESTER INTERNATIONAL
FREIGHT TERMINAL

AEROFLOT



» Premier Park

THE MOST SECURE MULTI-LET INDUSTRIAL ESTATE ON TRAFFORD PARK



CCTV Monitored



24/7 on-site Security



Gatehouse Entry



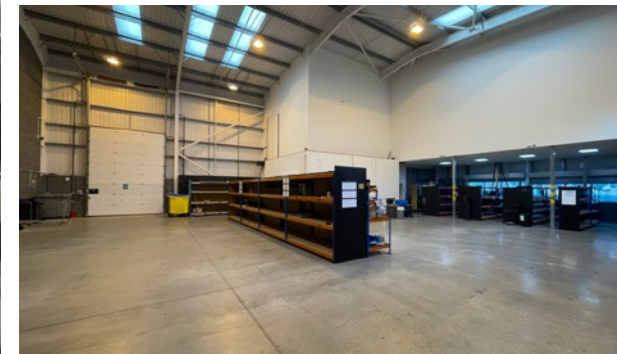
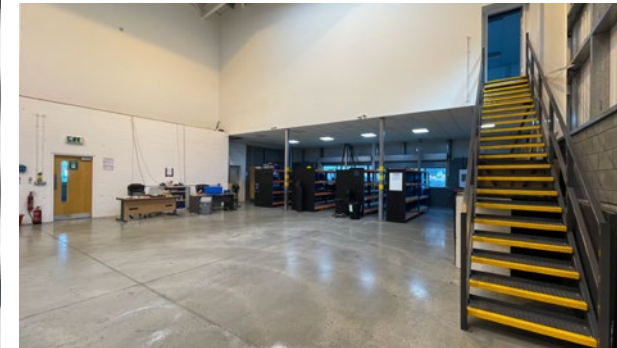
Generous Car Parking

AVAILABILITY

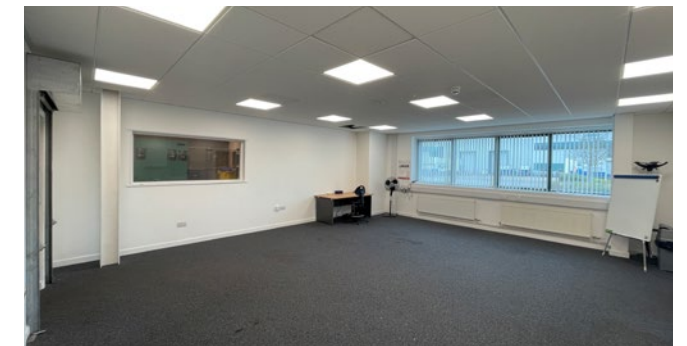
There is currently one unit available:

UNIT	SPACE	SQ FT	SQ M
1	Warehouse	4,661	433
	2 Storey Offices	2,236	208
TOTAL		6,897	641

*Areas shown are approximate (GEA)



Images show previous tenant fitout, currently undergoing a full refurbishment.



UNIT 1

6,897 SQ FT
(641 SQ M)

WAREHOUSE 4,661 SQ FT
OFFICES 2,236 SQ FT



Highly visible modern end terrace industrial/warehouse unit that is energy efficient with low maintenance costs.



1 Electronically operated, sectional up and over loading door that is 5m high x 3.5m wide.



8m Clear eaves height to the underside of haunch.



High quality two storey offices.



The warehouse floor slab has a floor loading of 40 kN/m² and a single leg point load of 80 kN.



B1(c), B2 and B8 permitted use.



13 Car parking spaces.



Undergoing a full refurbishment.



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Trafford Park
Manchester **M17 1GA**

TERMS

The unit is available by way of a new full repairing and insuring lease direct from the landlord.

EPC

An EPC is available on request.

RENT

On application.

VIEWINGS

By appointment with the joint letting agents JLL and B8.

Will Kenyon
will@b8re.com
07802 869 279

Richard Johnson
richard.johnson@jll.com
07980 837 328

Anthony Mellor
anthony@b8re.com
07794 757 939

James Forshaw
james.forshaw@jll.com
07714 693 848



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