

TO LET / MAY SELL

24,294 SQ FT (2,256.96 SQ M)

INDUSTRIAL UNIT WITH HIGH QUALITY OFFICES



UNIT 5, ORION TRADE ESTATE TENAX ROAD, TRAFFORD PARK, M17 1JT

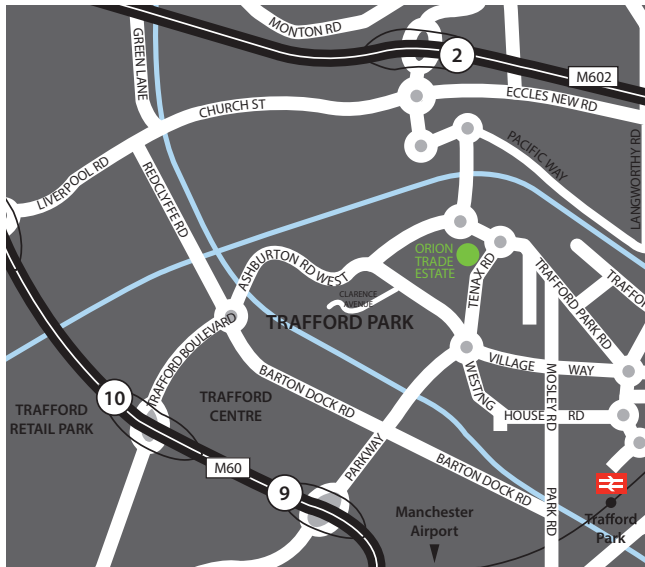
CBRE

DESCRIPTION

The property comprises a terraced industrial unit of brick construction with profile metal clad elevations beneath pitched / northern lit roof sections. There is a shared yard / loading area to the front of the unit.

PROPERTY BENEFITS

- Two storey office accommodation
- Two electrically operated roller shutter doors
- Clear working height between 4.15m – 4.65m
- Lighting throughout
- Kitchen facilities
- All main services
- Dedicated car parking.



LOCATION

The property is situated on Tenax Road (A576) in a prominent location within the heart of Trafford Park. Trafford Park is home to over 1,300 companies and is the premier industrial area in the North West of England with excellent motorway connections.

Manchester City Centre is approximately 4 miles to the northeast and access to the motorway network is via junctions 9 & 10 of the M60 and junction 2 of the M602.

ACCOMMODATION

UNIT 5	Sq Ft
WAREHOUSE	16,029
OFFICES	8,265
TOTAL	24,294



PRICE / RENT

Upon application.

RATEABLE VALUE

The property has a current Rateable Value of £78,500.

TERMS

The units are available by way of a new FRI lease on terms to be agreed. Alternatively the landlord will give consideration to the sale of their 999 year long leasehold interest from 1984.

LEGAL COSTS

Each party to bear their own costs.

EPC

The property has an EPC rating of D. Certification available on request.

CONTACTS

Viewing is strictly by prior appointment, please contact:

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SUBJECT TO CONTRACT Disclaimer: CBRE Limited, May 2017.

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