

TO LET

Industrial Accommodation

- Situated approximately 1.5 miles from Manchester City Centre
- 24 hour access
- 24 hour security

Enter



Riverpark Trading Estate

Riverpark Road, Eastlands, Manchester, M40 2XP

Riverpark Trading Estate

Riverpark Road, Eastlands, Manchester, M40 2XP

Home

Location

Description

Accommodation

Gallery

Further Information

Location

Eastlands is in close proximity to the Etihad Stadium, home of Manchester City Football Club and Sports City, as such the area has seen a vast improvement in transport infrastructure and significant regeneration to both commercial and residential.

Riverpark Trading Estate is located on Riverpark Road, off Briscoe Lane, which is accessed from Alan Turing Way (A6010). Alan Turing Way forms part of the Manchester Inner Ring Road in the Eastlands area of Manchester.

Junctions 22 and 23 of the M60 are both approximately 4 miles from the premises via the A62 Oldham Road and A662 respectively. Manchester City Centre is approximately 1.5 miles to the west of the premises.



Riverpark Trading Estate

Riverpark Road, Eastlands, Manchester, M40 2XP

Home

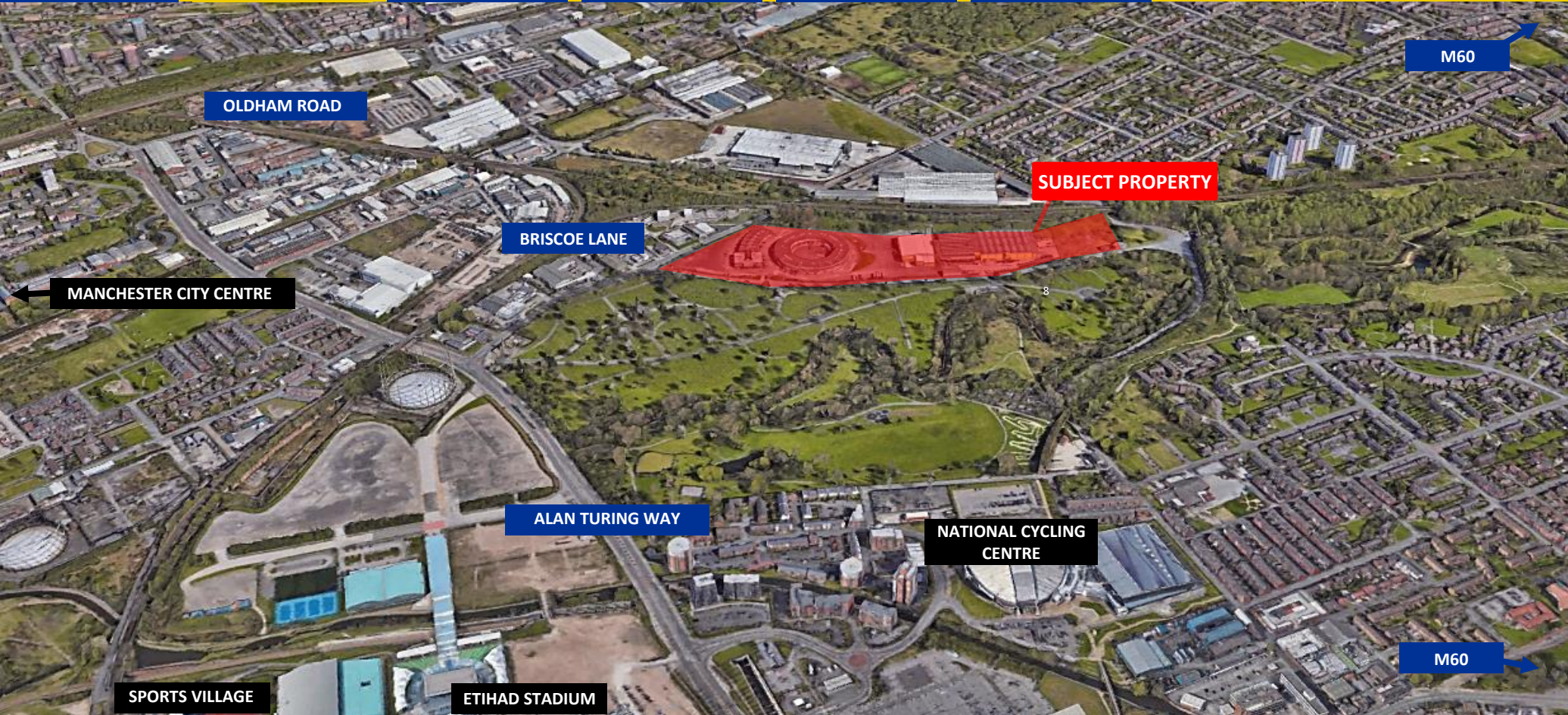
Location

Description

Accommodation

Gallery

Further Information



M60

OLDHAM ROAD

SUBJECT PROPERTY

BRISCOE LANE

MANCHESTER CITY CENTRE

ALAN TURING WAY

NATIONAL CYCLING CENTRE

M60

SPORTS VILLAGE

ETIHAD STADIUM

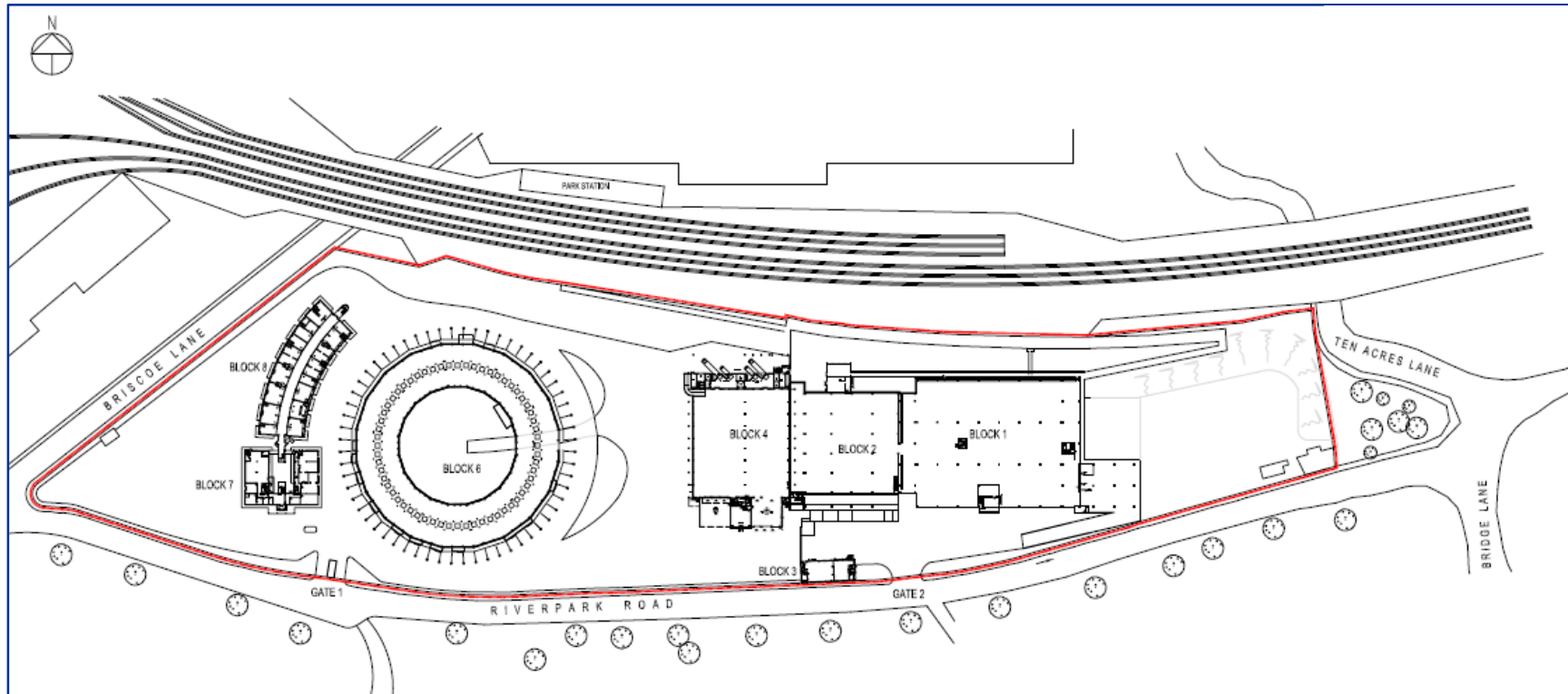
Riverpark Trading Estate

Riverpark Road, Eastlands, Manchester, M40 2XP

[Home](#)[Location](#)[Description](#)[Accommodation](#)[Gallery](#)[Further Information](#)

Description

Riverpark Trading Estate houses a variety of different blocks currently utilised for warehouse, offices and retail uses.



Riverpark Trading Estate

Riverpark Road, Eastlands, Manchester, M40 2XP

[Home](#)[Location](#)[Description](#)[Accommodation](#)[Gallery](#)[Further Information](#)

Accommodation

The accommodation is available as individual units or combined.

The premises have been measured in accordance with the RICS Code of Measuring Practice and we calculate the available space has the following floor areas:

Current Availability of Warehouse Units

	Sq ft	Sq m
Block 3		
Unit A	4,500	418.06

	Sq ft	Sq m
Block 6		
Unit 3	3,400	315.86
Units 4-11	5,796	538.49
Unit 23 – 25	2,850	264.77
Unit 30	5,954	553.14
Units 32-36	2,260	209.95
Units 37-40	1,808	167.97

Office Accommodation

In addition to the industrial units, there are a number of office suites available. Please contact us for further information and availability.

Riverpark Trading Estate

Riverpark Road, Eastlands, Manchester, M40 2XP

Home

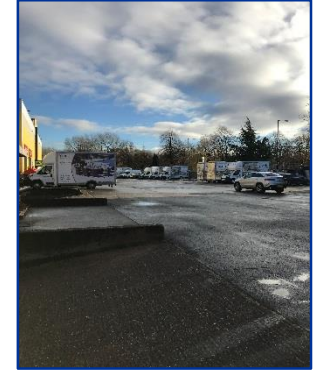
Location

Description

Accommodation

Gallery

Further
Information



Riverpark Trading Estate

Riverpark Road, Eastlands, Manchester, M40 2XP

Home

Location

Description

Accommodation

Gallery

Further
Information

Services

We understand three phase and single phase electricity, mains water and drainage are available to the units.

Energy Performance Certificate

An Energy Performance Certificate is available on request.

Rateable Value

We advise any prospective tenants to make their own enquiries of Manchester City Council.

Planning

We are advised the permitted use of the site is Classes B1, B2 and/or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

Interested parties should make their own enquiries of the Manchester City Council Planning Department.

Terms

The accommodation is available individually or combined by way of new full repairing and insuring leases for terms to be agreed.

Rental

Upon application.

VAT

All prices are exclusive of, 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.

Viewing and All Other Enquiries

For further information, or to arrange a viewing, please contact:

Harry Fullerton

0161 236 9999

07555 444385

harry@daviesharrison.com

IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property.

January 2018