



## Unit 1 Merlin Park, Barton Dock Road, Trafford Park, Manchester, M32 0SZ

Modern Detached Warehouse in Prime Location

<b>Tenure</b>	To Let
<b>Available Size</b>	62,108 sq ft / 5,770.02 sq m
<b>Rent</b>	Rent on application
<b>Service Charge</b>	£15,900 per annum
<b>Rates Payable</b>	£3.28 per sq ft
<b>Rateable Value</b>	£397,500
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

- 12m eaves height
- 6 dock & 2 level doors
- Fitted with warehouse lighting and racking
- Secure service yard
- Two storey fitted offices

## Description

The premises comprise a modern high specification industrial/warehouse unit constructed in 2007 and benefiting from the following specification:

- Detached unit on self-contained site
- Steel portal frame construction
- Profile metal clad elevations beneath insulated profile clad roof with translucent roof lights
- Internal eaves height of 12m
- 6 dock and 2 level access loading doors
- Integral two storey offices with canteen
- 42m secure yard
- 68 car parking spaces
- Warehouse includes high bay LED lighting and 9,600 wide aisle racked pallet positions

## Location

The property is prominently positioned off Barton Dock Road which is a short distance to Junction 9 of the M60 Motorway. The property is conveniently situated close to Junction 2 of the M602.

Manchester City Centre and Salford Quays are located approximately 3 miles and 1 mile to the east respectively, with Manchester International Airport being located approximately 8 miles to the south.

## Accommodation

The accommodation comprises the following areas:

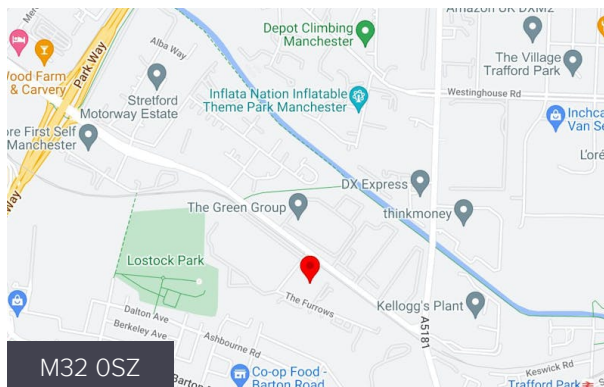
Name	sq ft	sq m	Availability
Ground - Warehouse	57,022	5,297.52	Available
Ground - Office	2,543	236.25	Available
1st - Office	2,543	236.25	Available
<b>Total</b>	<b>62,108</b>	<b>5,770.02</b>	

## Viewings

Available to be arranged through M1 Agency.

## Terms

The property is available via an assignment or sub-letting of the current lease expiring 21 May 2029.



## Viewing & Further Information

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