

TO LET

Modern Industrial / Warehouse Unit

6,100 sq ft (566.709 sq m)

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Unit 12, Premier Park

Acheson Way, Trafford Park, Manchester, M17 1GA

- 24 hour onsite security, CCTV and gatehouse
- 1 electrically operated up and over loading door
- 8m clear internal height to underside of haunch
- Single storey offices
- 3 phase power supply
- 40kN/m2 floor loading
- 7 car parking spaces
- Concrete loading yard
- 3 miles from Manchester City Centre



Contacts

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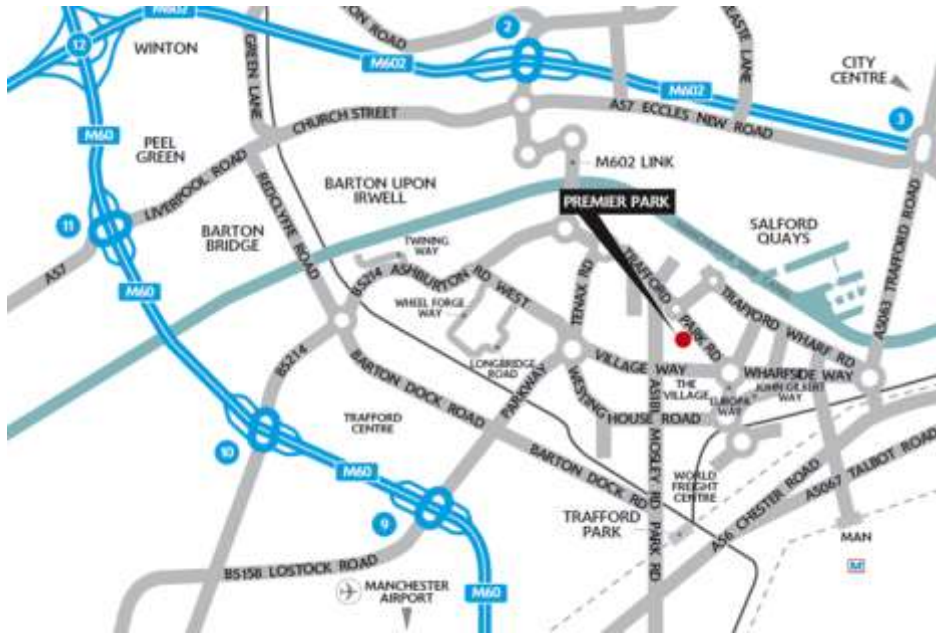
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Location

Premier Park gives you the opportunity to locate to a high-quality secure environment in the heart of Trafford Park which is a prime industrial location in the North West. It has easy access to City Centre and M60 which links swiftly to the national motorway network.

The estate is 1 mile to the east of Junction 9 & 10 of the M60 motorway which links to the national motorway network. Trafford Park also benefits from excellent links via the Metrolink and bus routes to Manchester City Centre which is just 3 miles away.

The unit is located on Acheson Road, which is accessed off Trafford Park Road, one of the main arterial routes in Trafford Park.



Description

Unit 12 is a modern mid-terrace unit of steel portal frame construction and externally benefits from concrete yard/loading area and 7 car parking spaces, plus further communal parking.

The unit benefits from concrete floor, high bay sodium lighting, 10% translucent roof panels, electrically, three phase power supply, 40kN/m² floor loading, one up and over electrically operated loading door which is 5m high and 3.5m wide.

Other benefits include single storey offices, male and female WCs and a small canteen area.

Terms

The property is available by way of sub-lease or assignment with the current lease expiring 23rd December 2026. The current passing rent is £61,000 per annum exclusive of VAT.

Alternatively, a new full repairing and insuring lease may be available direct from the landlord.

Rateable Value

The current Rateable Value for 2023/24 is £43,000. The current rates payable for 2023/24 are £22,016 pa.

Legal Costs

Each party is responsible for their own legal costs.

Viewing

Viewing is strictly by prior appointment with Colliers.

Colliers

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