

PARKWAY

TRADING ESTATE

@STRETFORD

Alba Way, Off Barton Dock Road,
Trafford Park **M32 0TL**

TO LET

INDUSTRIAL/WAREHOUSE UNITS

8,031 – 16,149 SQ FT

AVAILABLE INDIVIDUALLY OR AS A WHOLE

PRELIMINARY NOTICE - TO BE FULLY REFURBISHED

DESCRIPTION

The properties comprise of 2 semi-detached units of steel portal frame construction with internal block work elevations and steel profile metal cladding externally. The units are accessed via electrically operated roller shutter doors of which are approximately 4.5m wide and 5m in height. The warehouse units benefit from an eaves height of 5.5m and has lighting via florescent strip lights and heating via two floor mounted gas warm air blowers per unit.

Situated along the front elevations of each unit are two storey office accommodation which incorporates kitchen facility and WC's.

Externally there are secure yard areas along the side elevations and separate car parking provision along the front elevation of each unit which provides 10 dedicated car parking spaces.



Secure Yard Areas



5.5m eaves



10 Car Parking Spaces each



Heating & Lighting Throughout



Located within 1/4 mile of Junction 9 M60



ACCOMMODATION

The property has the following approximate gross internal are:

UNIT	SQ FT	SQ M
A	8,031	746
B	8,118	754
TOTAL	16,149	1,500

Available as individual or as a whole.

TRAFFORD CENTRE

EVENT CITY

PARKWAY

TO J9 M60

PARKWAY
TRADING ESTATE
@STRETFORD
UNIT A & B

ALBA WAY

BARTON DOCK ROAD

KELLOGS

**PARKWAY TRADING ESTATE IS
SITUATED WITHIN THE HEART
OF TRAFFORD PARK AND HAS
EXCELLENT MOTORWAY ACCESS**

LOCATION

Parkway Trading Estate is situated within the heart of Trafford Park and has excellent motorway access with Junction 9 M60 within 1/4 of a mile of the property via Park Way (A5081). Access to the estate is from Barton Dock Road (B5211) which is one of the main arterial routes through Trafford Park and provides direct access to the Trafford Centre which is within 1/4 mile.

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RATEABLE VALUE

We understand the Rateable Value for the properties are £xx.

TERMS

The properties are available by way of new leases for a term to be agreed.

RENTAL

Rental on application.

EPC

EPC's for each unit are available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All prices, rentals and outgoings are exclusive of but may be liable for VAT at the prevailing rate.

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