



Fourth Avenue (The Village), Trafford Park

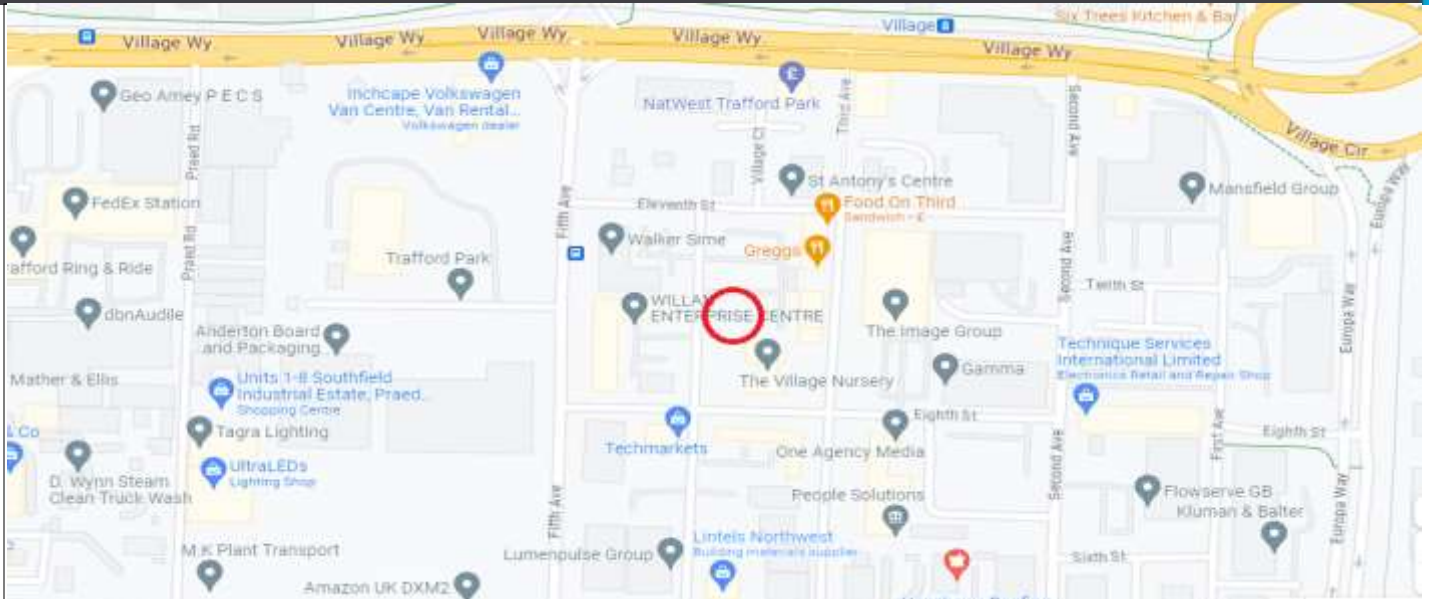
**1,500 – 3,000 sq ft approx.**

Brand New Warehouse with 4 level loading doors

- Circa 5metre eaves
- Self contained and secure
- 4 level access doors
- 14 parking spaces
- **RENT ON APPLICATION**



## Fourth Avenue (The Village), Trafford Park



### Location

The property is located in The Village, Trafford Park and is accessed from Fourth Avenue.

It offers access to both the M60 and M62 Motorways and Manchester City Centre is approximately 3 miles to the North West.

There are local amenities nearby such as Greggs and the tram is within walking distance.

### Description

The property comprises of a new detached warehouse and benefits from the following:

- Steel portal frame construction
- Circa 5 metre eaves
- 4 level loading doors
- There is loading on two elevations
- 14 parking spaces
- 10% roof lights to the warehouse
- The unit can be split to provide 2 units of 1,500 sq ft

### Rental

The property is available on a leasehold basis.

The rent is available on application.

### Legal Costs

Each party will bear their own legal costs.

### Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

### VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

**John Barton** [john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

**Gary Chapman** [gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)