



CentenaryLink
INDUSTRIAL ESTATE

TO LET

Warehouse / Industrial Unit

**42,311 Sq Ft
(3,931 Sq M)**

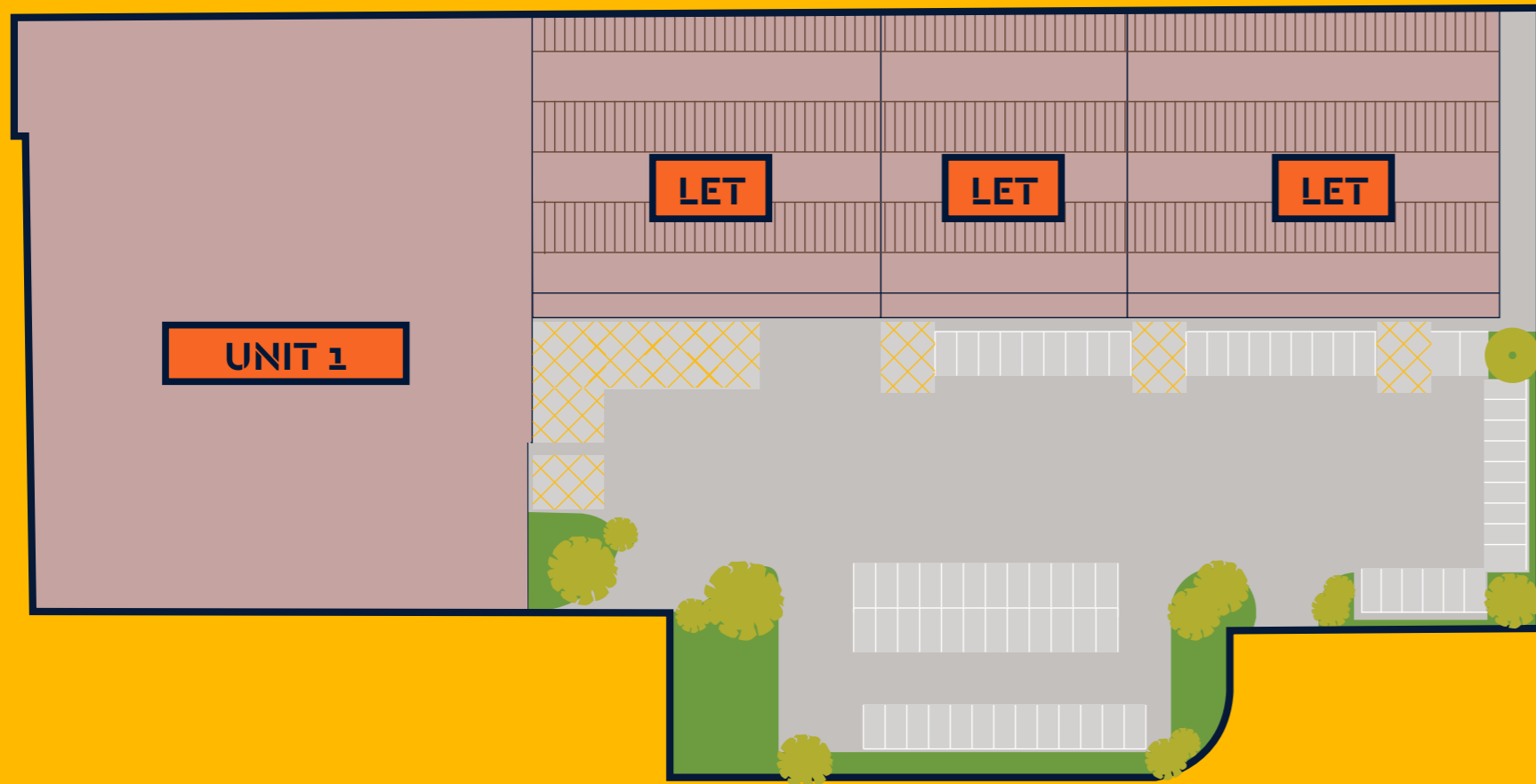
Trafford Park, Manchester, M17 1EB



Centenary Link is a high quality, comprehensively refurbished industrial estate in the heart of Trafford Park, the North West's premier employment area.



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The Estate

Centenary Link is an industrial / warehouse estate situated in the heart of Trafford Park.

The estate is located on Centenary Way, approximately 1 mile from Junction 9 of the M60 Manchester motorway, forming the Manchester Outer Ring Road. Access to the M60 motorway from Centenary Way is via the A576 Tenax Road and then the A5081 Parkway.

Junction 2 of the M602 is within 1.5 miles of the estate and can be accessed directly via Centenary Way. Manchester City Centre lies approximately 4 miles to the east and can be reached via the recently completed metrolink with the nearest stop around 0.7 miles from the estate. Manchester airport is 10 miles to the south.

Accommodation

The accommodation has been measured in accordance with the RICS Code of measuring Practice (6th edition) and has the following floor areas.

Unit 1

Warehouse	38,311 sq ft	3,559 sq m
Offices, WCs and amenities	4,000 sq ft	372 sq m
Total	42,311 sq ft	3931 sq m

Additional parking / yard can be offered with the unit



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Trafford Park

Centenary Link is located within Trafford Park the North West's premier industrial estate and home to large mix of local, regional and national companies.

Manchester City Centre is only 4 miles away and is easily accessible via Chester Road (A56).

Trafford Park boasts:



Over 120,000 registered businesses located within a 30 minute drive time



Total population of 7.6 million people within a 60 minute drive.



Home to the largest inland freight terminal in the North West



Fantastic Transport Connections



9 Million Sq M of Business Space



Recently completed metrolink to Manchester City Centre



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Description

Centenary Link has recently been comprehensively refurbished to provide high quality warehousing and industrial accommodation across 4 units with ability to be combined. The recently completed refurbishment programme means that all of the units benefit from the following features:



Steel Frame



New level access



High quality office



Generous parking



Electric automated security gate with intercom access



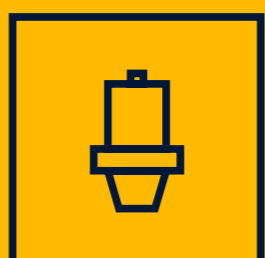
New LED Lighting



3 phase Electricity supply



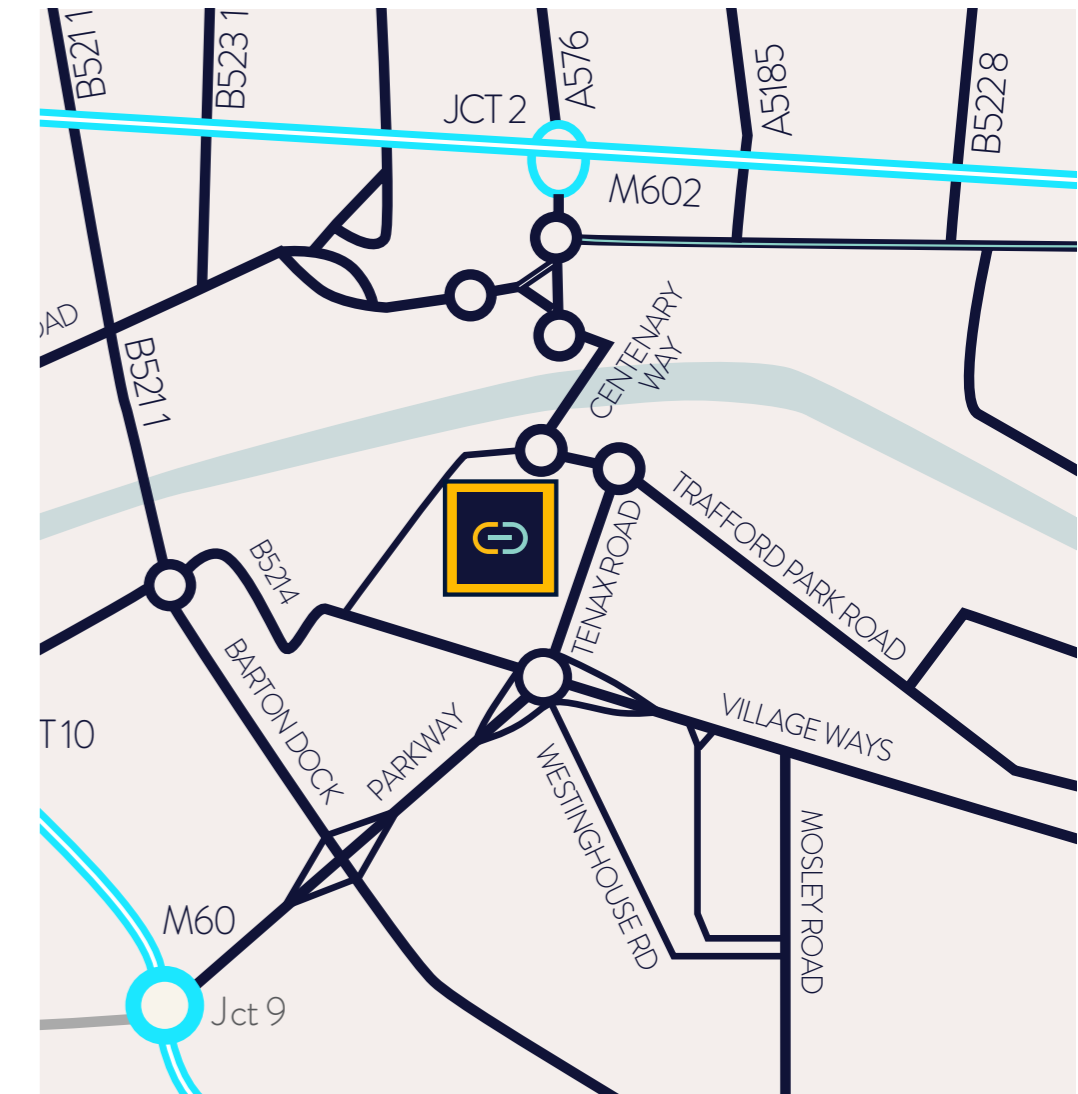
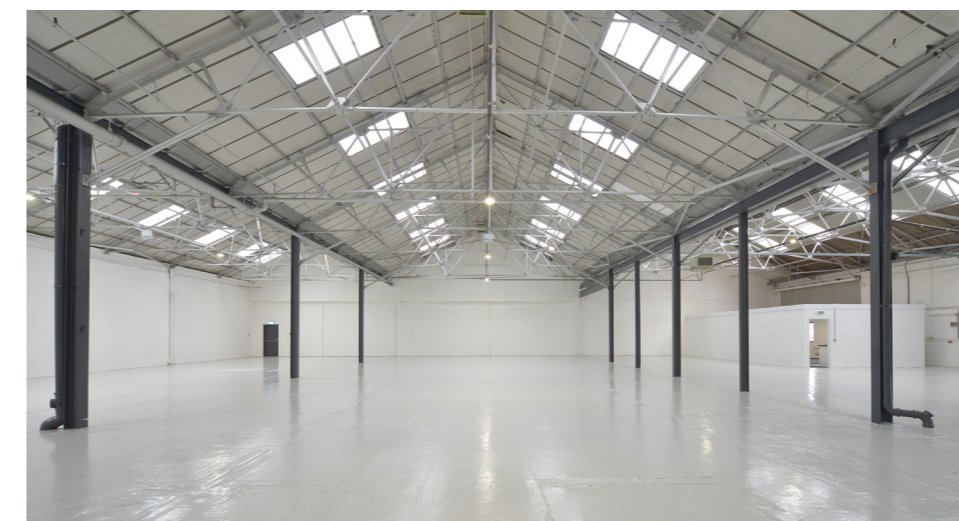
Painted warehouse floors



New WC's



Shared yard



Terms

The unit is available by way of a new Full Repairing and Insuring lease, for a term of years to be agreed.

Rates

Business rates are payable at the prevailing rate, current rateable value is £126,750. For further information contact Trafford Borough Council.

Service Charge

Tenants will be responsible for paying an annual service charge for the upkeep of the estate.

Contact

For further information or to arrange a viewing please contact the joint agents:



Anthony Mellor
M 07794 757939
E anthony@b8re.com

Will Kenyon
M 07802 869 279
E will@b8re.com

EPC

Unit 1 has an EPC of B(34). A copy is available upon request.

Legal Fees

Each party shall be responsible for their own fees incurred in any transaction.

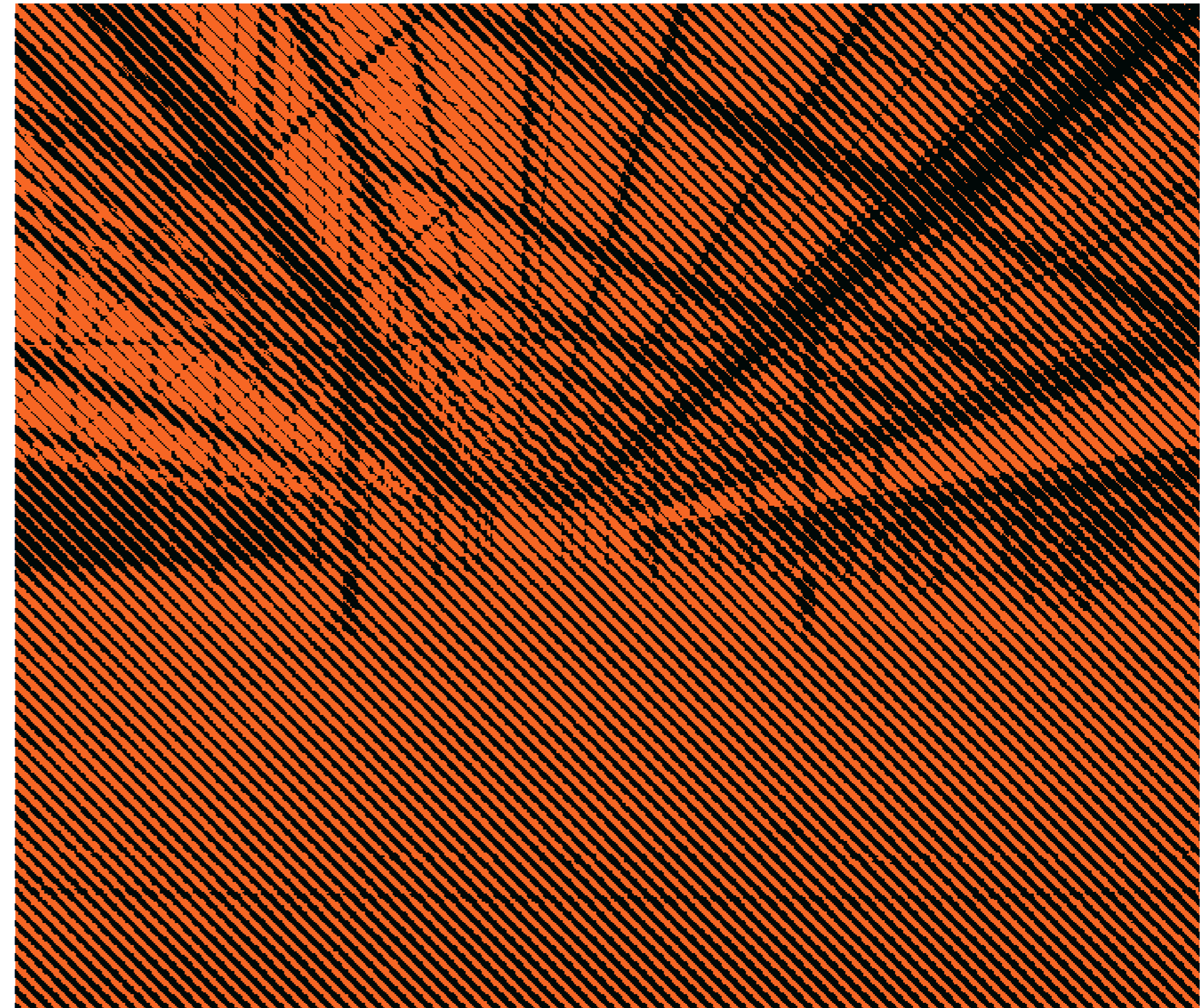
VAT

All figures quoted and subject to VAT at the prevailing rate.



Rob Tilley
M 07973 622 837
E rob.tilley@knightfrank.com

Bradley Norton
M 07870 393 145
E bradley.norton@knightfrank.com



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