

Industrial unit with quality offices | For Sale

CBRE

Unit 5 Orion Trade Estate

24,294 sq ft (2,256.96 sq m)



TENAX ROAD,
TRAFFORD PARK,
M17 1JT



Unit 5, Orion Trade Estate

Tenax Road, Trafford Park, M17 1JT

For Sale

Description

The property comprises a terraced industrial unit of brick construction with profile metal clad elevations beneath pitched / northern lit roof sections. There is a shared yard / loading area to the front of the unit.

Location

The property is situated on Tenax Road (A576) in a prominent location within the heart of Trafford Park. Trafford Park is home to over 1,300 companies and is the premier industrial area in the North West of England with excellent motorway connections. Manchester City Centre is approximately 4 miles to the northeast and access to the motorway network is via junctions 9 & 10 of the M60 and junction 2 of the M602.

Accommodation

UNIT 5	SQ FT
WAREHOUSE	16,029
OFFICES	8,265
TOTAL	24,294

Rateable Value

The property has a current Rateable Value of £68,500.

Terms

The unit is available by way of the sale of our clients 999 year long leasehold interest from 1984.

Legal Costs

Each party to bear their own costs.

EPC

The property has an EPC rating of D. Certification available on request.

Contacts

Viewing is strictly by prior appointment, please contact:

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Director

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CBRE

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Property Benefits



TWO STOREY OFFICE
ACCOMMODATION



TWO ELECTRICALLY OPERATED
ROLLER SHUTTER DOORS



CLEAR WORKING HEIGHT
BETWEEN 4.15M – 4.65M



LIGHTING THROUGHOUT



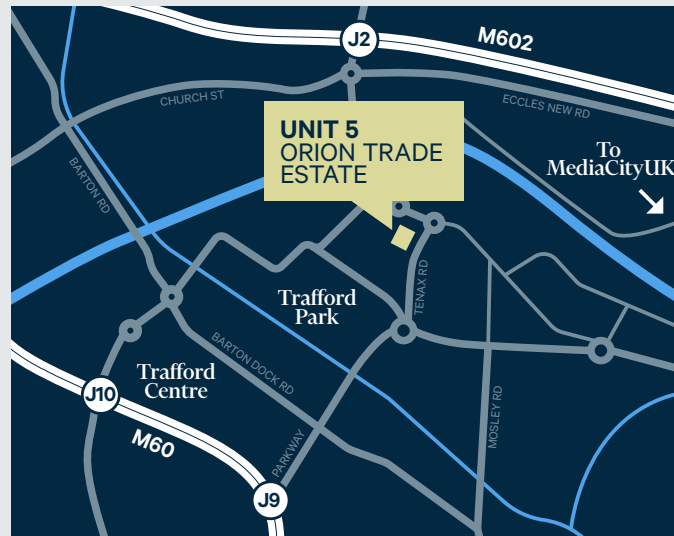
KITCHEN FACILITIES



ALL MAIN SERVICES



DEDICATED CAR PARKING



Subject to contract disclaimer: CBRE Limited, January 2022

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