

UNIT **6**

WESTPOINT
ENTERPRISE PARK

TRAFFORD PARK
MANCHESTER
M17 1QS

MODERN
INDUSTRIAL
WAREHOUSE
TO LET
63,299 SQ FT



[▶ ENTER](#)

PRIME LOCATION • TWO DEDICATED SERVICE YARDS • RECENTLY REFURBISHED • AVAILABLE NOW

↖ M56 Manchester Airport, M62, Stockport & M67

M61 Bolton and → M62 Leeds

J9

M60

J10

TRAFFORD
MANCHESTER

Trafford
Golf Centre

CHILL
FACTORY?

SEA LIFE

COSTCO
WHOLESALE

bee
BOWMERS
EXHIBITION
CENTRE

**UNIT 6
WESTPOINT**

Eddie Stobart

CLARENCE AVENUE

TOOLSTATION

Shirley®

KERRY
LOGISTICS

ASHBURTON ROAD WEST

MAN

Sainsbury's Argos

RICHMOND ROAD

OVERVIEW

SPECIFICATION

DESCRIPTION

LOCATION

FURTHER
INFORMATION



MODERN INDUSTRIAL WAREHOUSE TO LET 63,299 SQ FT

SPECIFICATION



2 LARGE DEDICATED
EXTERNAL YARDS



STEEL PORTAL FRAME
CONSTRUCTION



4 LEVEL
LOADING DOORS



6.4M
EAVES HEIGHT



40 CAR
PARKING SPACES



2 STOREY OFFICE
ACCOMMODATION



LED
LIGHTING



2 EV
CHARGING SPACES



10%
ROOF LIGHTS

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DESCRIPTION

The property comprises a modern, high specification detached warehouse facility with 2 storey office accommodation totalling 63,299 sq ft (5,881 sq m).

ACCOMMODATION

	SQ M	SQ FT
WAREHOUSE	4,933	53,094
GROUND FLOOR OFFICE / ANCILLARY	488	5,250
FIRST FLOOR OFFICE / ANCILLARY	560	4,955
TOTAL	5,881	63,299



LOCATION

The unit is located on Clarence Avenue in the heart of Trafford Park and is within 1.5 miles of Junctions 9 and 10 of the M60 Orbital Motorway, which can be accessed via Parkway (A5081) and Ashburton Road West (B5214).

Junction 2 of the M602 is also within 1.5 miles of the estate and can be accessed via Centenary Way (A576). Manchester City Centre lies approximately 5.8 miles to the east of the estate and Manchester Airport, 10 miles to the south.



DRIVE TIMES



	DISTANCE (MILES)	TIME (MINUTES)
M60 (JUNCTION 9)	1.5	4
M602 (JUNCTION 2)	1.5	5
M62 (JUNCTION 12)	4	8
MANCHESTER CITY CENTRE	6	16
MANCHESTER AIRPORT	10	12
LIVERPOOL	35.4	60
LEEDS	44	65



TERMS

The premises are available by way of a new, full repairing and insuring lease on terms to be agreed.

EPC

EPC - A.

CONTACTS

Viewing is strictly by prior appointment. To arrange please contact the agents.

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