

To Let

High Quality Self-contained HQ / Warehouse Unit 



**20,118 sq ft**  
**(1,869 sq m)**



**The  
Parkway  
Centre**

Longbridge Road,  
Trafford Park,  
**M17 1SN**

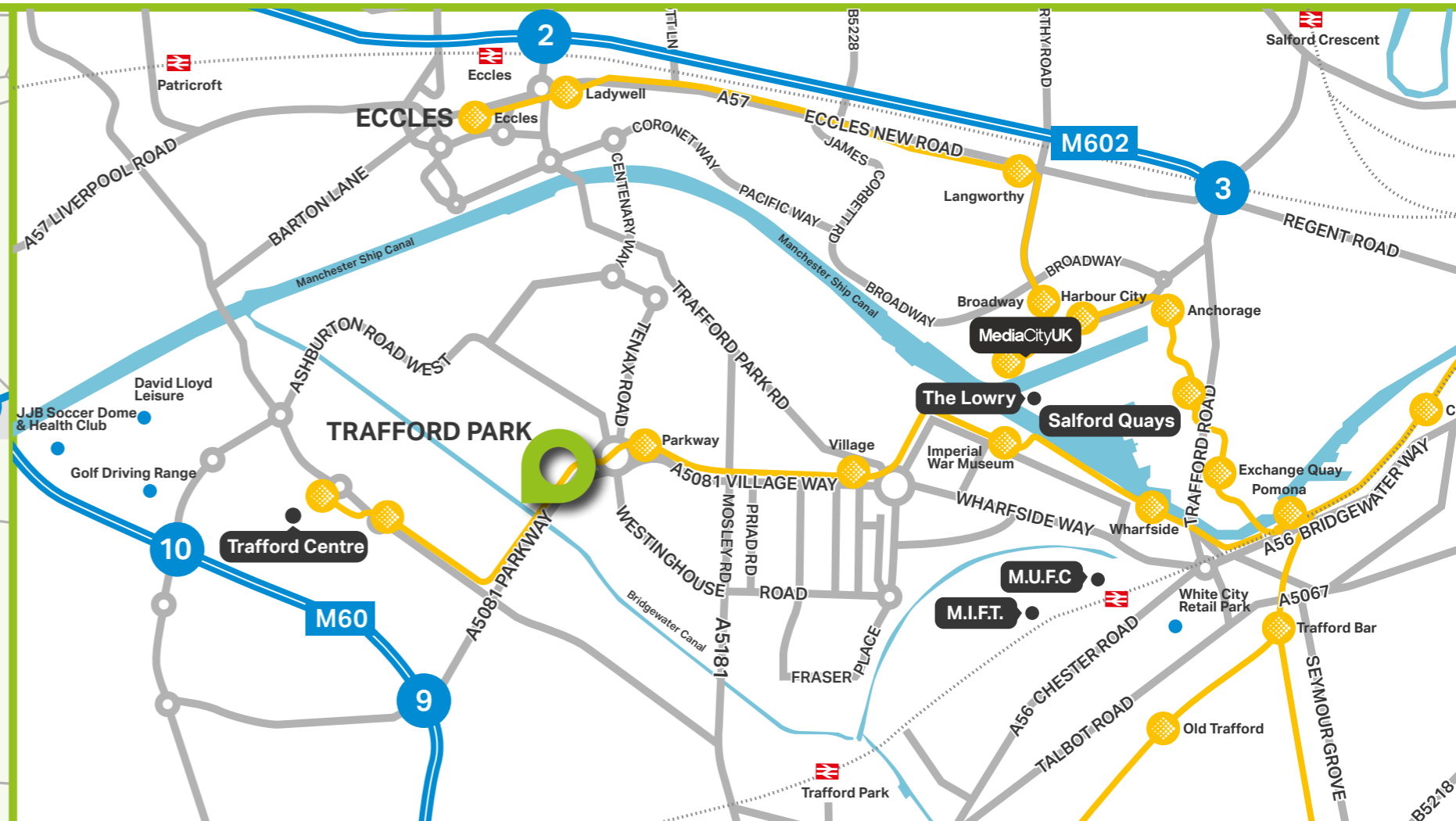
**Prime. Recent. Combining.**



The property is located in **Trafford Park**, the North West's premier industrial location, four miles west of Manchester City Centre.

Trafford Park provides home to over 1,400 companies, employing in excess of 44,000 people. Major occupiers include Kellogg's, Adidas, Proctor & Gamble and L'Oreal.

The property is located in the heart of Trafford Park at the end of Longbridge Road, off Ashburton Road West. Junction 9 of the M60 is under 1 mile to the south, via the A5081 Parkway.



A short drive away...



M60 (J9) **3 mins**  
(1 mile)  
M602 (J2) **5 mins**  
(1.9 miles)



Trafford Centre **4 mins**  
(1.3 miles)



Manchester City Centre **10 mins** (3.5 miles)



Manchester Airport **14 mins** (9.4 miles)



The Parkway Centre is a modern detached HQ/ Warehouse unit comprising high quality two storey office accommodation with a feature glazed entrance.



Steel portal frame construction of a clear span



Eaves Height of 5.5 metres



High quality offices with modern air conditioning system



Level loading doors



Self contained secure site



3 phase electric



Secure 0.4 acre concrete yard area



LED lighting throughout



Indicative image of finished unit



**1** acre site  **0.4** acre yard  + benefits from **30 metre** yard depth





**Accommodation:**

Area	Size (Sq Ft)	Size (Sq M)
Warehouse	10,524	977.70
Ground Floor Office	4,797	445.65
First Floor Office	4,797	445.65
<b>Total</b>	<b>20,118</b>	<b>1,869.00</b>
Yard	0.40 acres	0.16 hectares









## EPC

A full EPC report is available upon request.

## Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed, further details are available on request.

## Business Rates

We understand the property will have a rateable value of £110,000 from 1st April 2023. We recommend interested parties make their own enquiries to the local authority.

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## VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

## Contact

Please contact the joint agents to arrange viewings:

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