

TRAFFORD PARK | MANCHESTER J9 & 10 M60 within 1 mile



# PREMIER PARK

HIGH OFFICE CONTENT WAREHOUSE UNIT

**UNIT 1 - TO LET**  
7,663 SQ FT (712 SQ M)  
WITH 3,122 SQ FT OFFICES

- HIGHLY VISIBLE MODERN UNIT
- HIGH OFFICE CONTENT (40%)
- 8M EAVES HEIGHT
- FRONTING TRAFFORD PARK ROAD
- TO BE REFURBISHED



24/7 ON-SITE SECURITY, CCTV & GATEHOUSE

Premier Park, Acheson Way, Trafford Park, Manchester

M17 1GA 



# PREMIER PARK

## UNIT 1 - TO LET

### 7,663 SQ FT (712 SQ M)

Comprising over 200,000 sq ft within 21 units, Premier Park offers the most modern multi-let industrial estate within Trafford Park. The estate is centrally located being within close proximity to Media City and Old Trafford whilst benefiting from easy access to Manchester City Centre as well as junctions 9/10 of the M60 motorway.



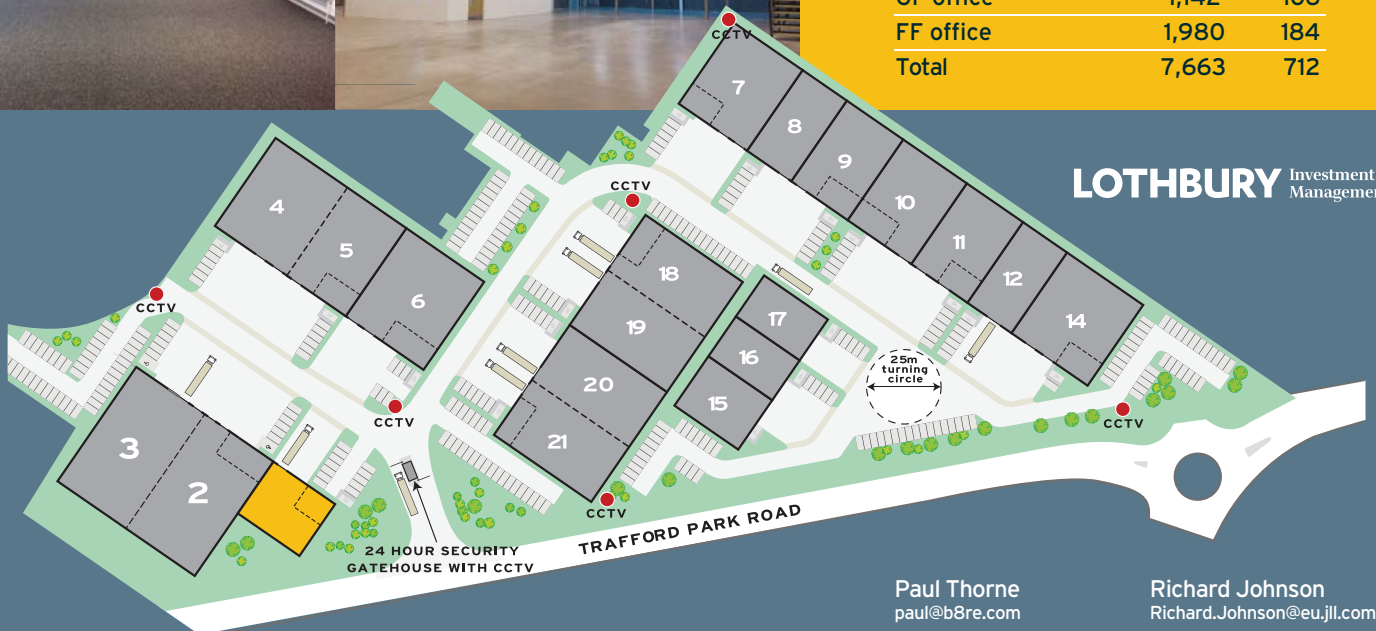
### Specification

- Highly visible modern end terrace industrial/warehouse unit that is energy efficient with low maintenance costs.
- 1 Electronically operated, sectional up and over loading door that is 5m high x 3.5m wide.
- 8m clear eaves height to the underside of haunch.
- High quality two storey offices.
- The warehouse floor slab has a floor loading of 40 kN/m<sup>2</sup> and a single leg point load of 80 kN.
- B1(c), B2 and B8 permitted use.
- 13 car parking spaces.



\*All areas shown are GEA. Areas are approximate.

UNIT	sq ft	sq m
Warehouse	4,541	422
GF office	1,142	106
FF office	1,980	184
<b>Total</b>	<b>7,663</b>	<b>712</b>



**LOTHBURY** Investment Management

### Terms

The unit is available by way of a new full repairing and insuring lease direct from the landlord.

### EPC

An EPC is available on request.

### Rent

On application.

### Viewings

By appointment with the joint letting agents JLL and B8.

Paul Thorne  
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Anthony Mellor  
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Richard Johnson  
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