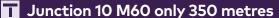


# New Trade/Industrial/Warehouse Units TO LET

2,000 - 14,335 sq ft (186 - 1,332 sq m)





Junction 10 M60 only 350 metres 📅 Adjacent to Trafford Retail Park, Aldi supermarket and restaurants 📅 Trafford Centre 1 mile



Trafford Gate is a brand new development of eleven high quality units suitable for Trade Counter, Industrial or Warehouse uses totalling 82,561 sq ft (7,670 sq m) with units available from 2,000 sq ft (186 sq m).

The scheme is located on Neary Way off Barton Road which leads to Junction 10 of the M60 motorway.

Trafford Gate is located within Trafford
City, one of the UK's leading retail and
leisure destinations, being situated
adjacent to Trafford Retail Park as well as
Aldi supermarket, Starbucks, McDonalds,
Nando's, KFC and Pizza Hut. Trafford
Centre is only 1 mile away whilst Manchester
City Centre is 9 miles to the north east.

www.traffordgate.co.uk





Unit 2B

Unit 1D

Unit 2C Unit 2D

Unit 1F

Unit 1G

Unit 2A

### **Specification**

• Up to 10.5m to haunch (unit dependent)

 Each unit has 1 loading door (Unit 1G has 2 loading doors)

• Fitted first floor office space

• Solar panels on each unit

 Designated car parking for each unit

11 EV spaces with a further
 11 cable enabled

BREEAM 'Excellent'

#### **Terms**

The units are available on a leasehold basis.
Terms to be agreed.

#### Rent/Rates/Service charge

Further information available upon request.

#### **Planning**

Unit 1B

Unit 1A

Unit 1C

The units are suitable for B2/B8 planning uses.

Unit 1E

#### Accommodation

Unit	sq ft (GIA)	sq m (GIA)
1A*	6,871	638.36
1B*	6,871	638.36
1C*	9,995	928.53
1D*	9,995	928.53
1E*	6,856	636.96
1F*	10,016	930.53
1G*	14,335	1,331.77
2A*	6,850	636.34
2B*	6,773	629.20
2C	2,000	185.81
2D	2,000	185.81

<sup>\*</sup> Includes First Floor Offices

Units are available individually or can be combined.

Trafford Retail Park is home to major retailers such as TK Maxx, Boots, Pets at Home, Carpetright, Home Bargains and Sports Direct as well as Pizza Hut, Nando's, McDonalds and more. The Trafford Centre is a large indoor shopping centre and entertainment complex being the third largest in the UK by retail space.





#### For further information and to view contact:



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A development by





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## **DISTANCES**

<b>M60</b> J10	<b>350</b> metres
Salford	<b>7.5</b> miles
Manchester City Centre	<b>9</b> miles
Bolton	<b>10.5</b> miles
Stockport	<b>11.5</b> miles
Warrington	<b>15.5</b> miles
	0 2102 121

Source: RAC Route Planner

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