

Industrial / manufacturing premises
16,125 sq ft – FOR SALE / TO LET



Unit 4 Lyons Road, Trafford Park, Manchester, M17 1RN
16,125 sq ft / 1,498 sq.m

- Mid terrace - industrial premises
- 5 tonne gantry crane in situ
- 1 level access door to the rear
- Dedicated first floor offices
- Eaves height of 6.8 metres

0161 375 6000

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LOCATION

The property is in Trafford Park, the north west's premier industrial location, which is approximately 4 miles west from the city centre.

Trafford Park provides homes to over 1400 companies, employing excess of 44000 people.

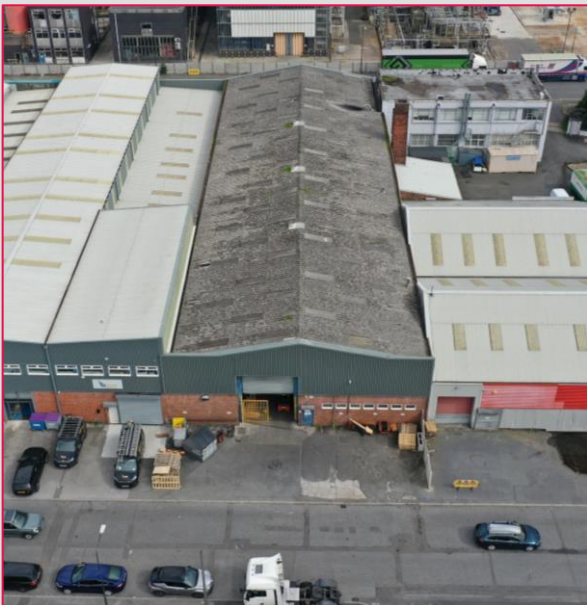
Major occupiers include Kellogg's, Adidas, Proctor and gamble and L'Oréal.

FLOOR AREAS

Description	Size (sq ft)	Size (sq.m)
Warehouse	14,227	1,321.69
First floor offices	1,898	176.35
TOTAL	16,125	1,498.04

RENT / PRICE

Available upon request



ACCOMODATION

The property comprises a well specified mid-terrace industrial unit in the heart of Trafford Park with recently fitted out first floor office accommodation benefitting from the following specification:

- Steel portal frame construction with block and brickwork walls and profile metal clad elevations (recently re-clad)
- 6.8 metre eaves heights
- 1 level access door, accessed via the rear of the building off Bailey Road.
- Separate office entrance to the front
- 5 tonne gantry crane in situ
- First floor offices with under croft area utilised as additional warehouse.
- 10% roof lights.

BUSINESS RATES

The property has a current rateable value of £44,750. Interested parties should make their own enquiries to the local authority.

LEGAL COSTS

Each party to be responsible for their own legal costs

VIEWINGS

For further information please contact:

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