



**Everest, Mercury Way, Trafford Park
Manchester M41 7RR**

51,400 sq ft (4,775 sq m)

- Detached high bay warehouse
- 17.6m eaves height
- Fully racked with 6,500 pallet spaces
- Excellent transport links
- 3 dock level loading doors
- 2 drive in loading door

0161 375 6000

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LOCATION

The property is located in a prominent position off Barton Dock Road within a few hundred yards of the Trafford Centre and Junction 9 of the M60 motorway which gives immediate links to the regional motorway network.

Trafford Park is approximately 4 miles south west of Manchester City Centre.

ACCOMMODATION

	Size (sq ft)	Size (sq m)
Warehouse	50,450	4686.9
Office Area	950	88.3
TOTAL	51,400	4,775.2



DESCRIPTION

The premises comprise a detached high bay warehouse incorporating single storey offices, private yard and separate car parking.

The warehouse is fully racked and has the benefit, heating and lighting. The building benefits from approximately 6,500 pallet locations rated at 800kg

- Single span steel portal frame construction
- Fully insulated metal clad elevations and roof
- 17.6m Eaves height
- 15.8m to underside of haunch
- Single storey integral office and amenities
- 3 dock level loading doors
- Two drive in loading doors
- Prominent location
- Dedicated car parking



LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

VAT will be charged where applicable at the prevailing rate.

EPC

An EPC can be made available upon request.

TERMS

The unit is available by way of a sub-lease or lease assignment, expiring in June 2031 with a break option in June 2026 .

Consideration to a new lease may also be given.

Rent upon application.

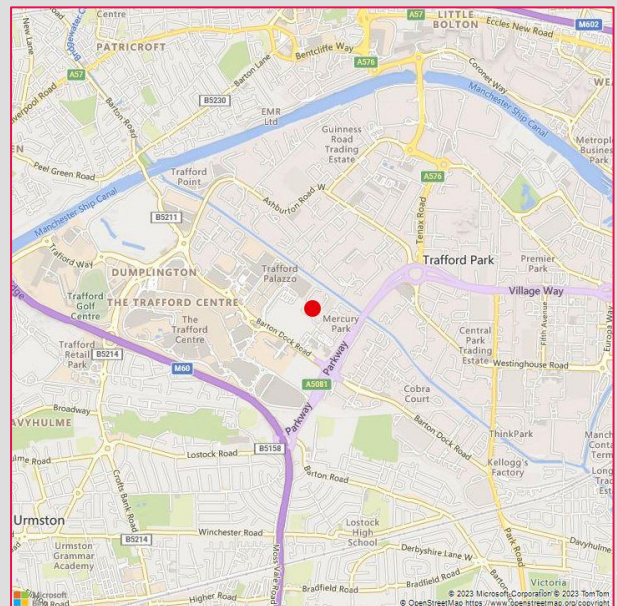
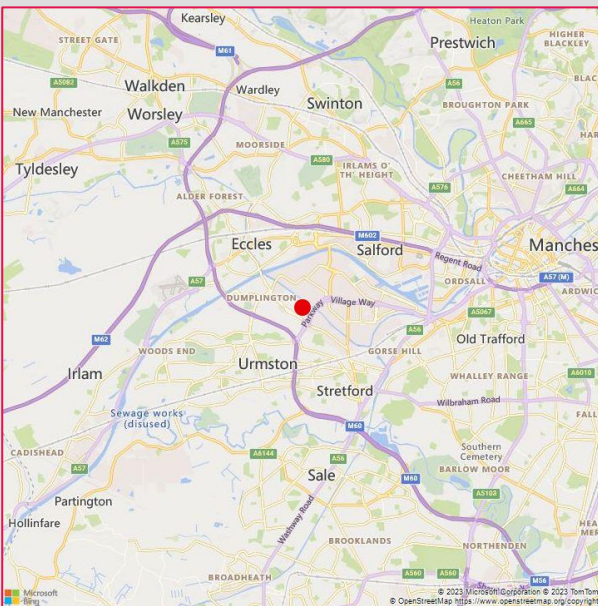
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Under Anti-Money Laundering Regulations we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

VIEWINGS

For further information please contact:

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