



Trafford Way / Salford Western Gateway, Trafford Park

10.5 acres (approx.)

PRELIMINARY ANNOUNCEMENT

- Open Storage
- Within 0.5 mile of the M60
- To be surfaced, fenced and lit
- **MAY SPLIT**

Trafford Way / Salford Western Gateway, Trafford Park



Location

The site sits immediately to the West of the M60 and Trafford Park, less than a mile from Junctions 10 and 11 of the M60 Orbital Motorway and has direct access into Trafford Park via Trafford Way.

The site is opposite the AJ Bell Stadium and benefits from a range of nearby amenity at The Trafford Centre.

Description

The site comprises a rectangular, level, plot of land measuring approximately 400m x 125m at its widest point.

Access is via slip road off Trafford Way.

It is proposed that the land is to be surfaced, fenced and lit and that utilities are provided to site.

The site is adjacent to the Manchester Ship Canal and we are advised has permitted drainage into it.

Our client may consider splitting the site.

Rental

The land is available on a leasehold basis only, for a term to be agreed.

The rent per annum/ per acre is available on application.

Legal Costs

Each party will bear their own legal costs.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

John Barton

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