

FOR SALE



## FACTORY / WAREHOUSE

**18,548 SQ FT (1,723 sq m)**

- > 10.6M EAVES HEIGHT
- > LARGE SURFACED YARD
- > TOTAL SITE AREA OF 1.68 ACRES
- > PROMINENT TRAFFORD PARK LOCATION
- > OFFICE ACCOMMODATION
- > SECURE GATED SITE WITH FENCED PERIMETER

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## DESCRIPTION

The property consists of an industrial warehouse (16,612 sq ft) of steel portal frame construction with two ground level loading doors.

There is office accommodation (1,936 sq ft) on both the ground and first floors of the unit.

The 1.68 acre site contains a large surfaced yard, which is surrounded by a perimeter fence and secure gate at the front of the property accessed off Ashbridge Road.

## ACCOMMODATION

Area	sq ft	sq m
Factory/ Warehouse	16,612	1,543.31
Two Storey Offices	1,936	179.86
<b>Total</b>	<b>18,548</b>	<b>1,723.17</b>

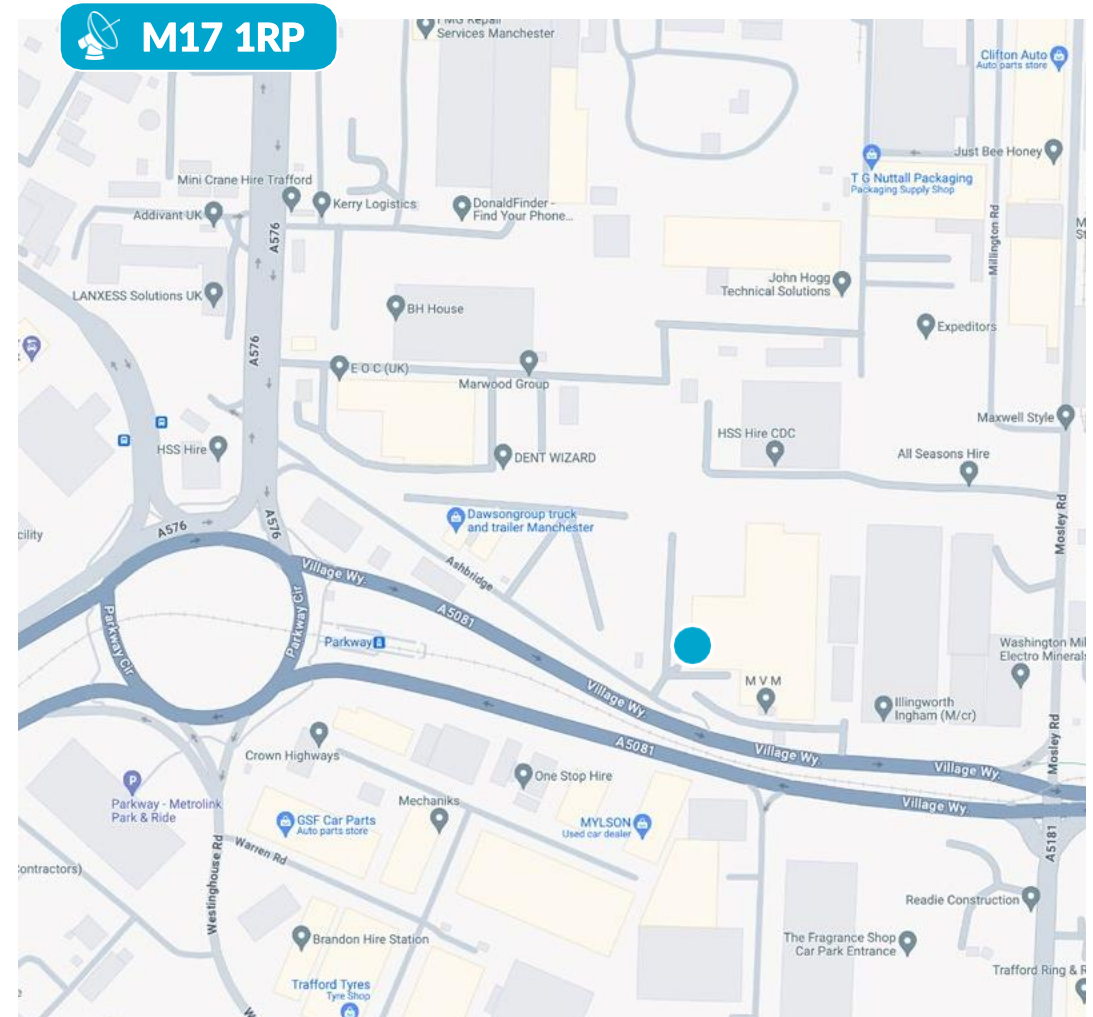
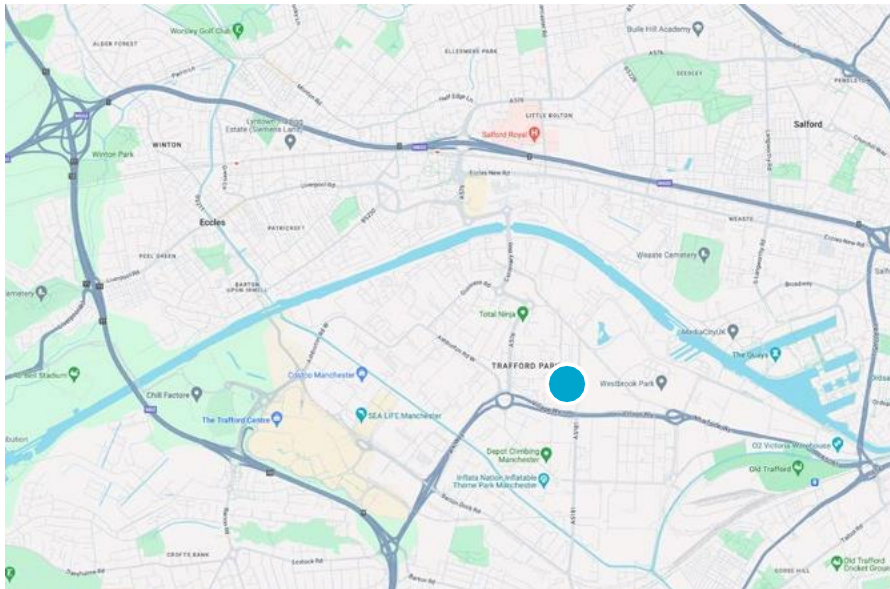


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## LOCATION

The site is located in the heart of Trafford Park just off Parkway Circular roundabout. Junction 9 of the M60 Motorway (1.3 miles to the south west) can be accessed via Parkway (A5081), providing connectivity to the national highways network.

Manchester City Centre is located approximately 4.5 miles to the east. Manchester Airport can be accessed via the M60 & M56 Motorways approximately 10 miles to the south of the site.



## FOR SALE

### METHOD OF SALE

The property is offered for sale by informal tender.

The seller reserves the right not to accept the highest or any offer for the property and to determine their preferred procedure to select a purchaser depending upon the circumstances at the time offers are made

Further information on the bid submission procedure is contained in the Information Pack which is available from any of the joint agents.

### BUSINESS RATES

We understand that the current Rateable Value for the property is £72,500.

We recommend that potential purchasers make their own enquiries with the relevant local authority.

### EPC

The Property has a Rating of D87.  
An Energy Performance Certificate and the

Recommendations Report is available on request.

### PLANS / PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

### COSTS

Each party to be responsible for all their own costs incurred in the transaction.

### VAT

The sale may be liable for VAT at the prevailing rate.

### ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### VIEWINGS

Viewings to be arranged via any of the joint agents,

Birtwistle Property Consultants, Savills or Roberts Vain Wilshaw.



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#### IMPORTANT NOTICE

The agents and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 10/1/2024