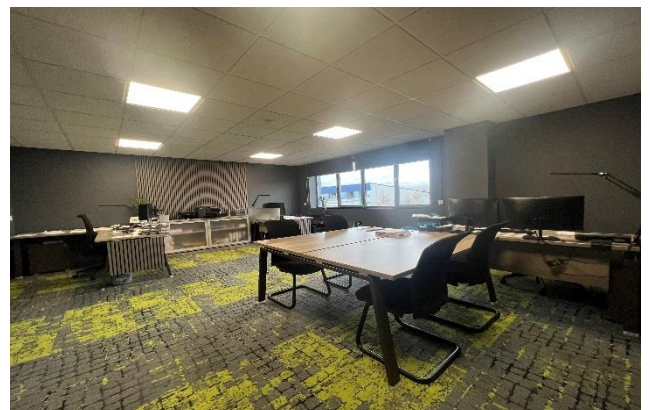


Unit 4, Platinum Road, Trafford Park, M41 7LJ

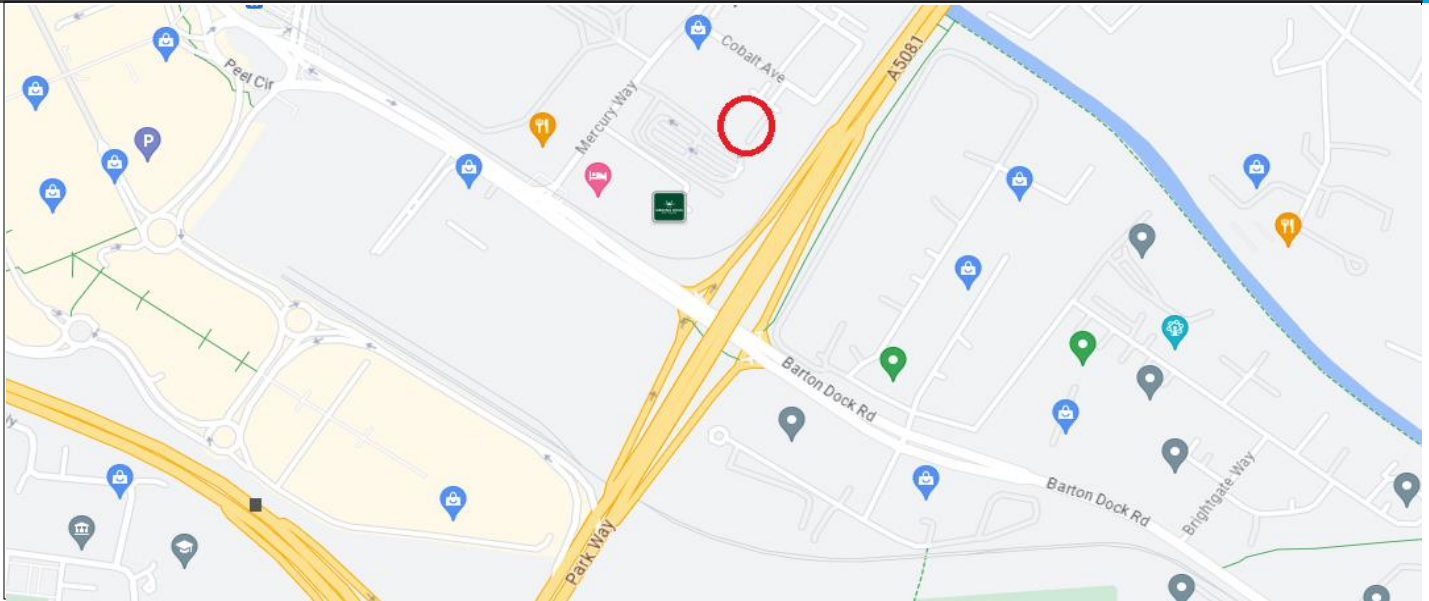
C2,787 sq ft

Modern Single storey warehouse with offices

- Level access loading door
- 6.9 – 7.8metre eaves
- WCs, kitchen, shower and offices
- **RENT ON APPLICATION**



Unit 4, Platinum Road, Trafford Park, M41 7LJ



Location

The unit is located in Platinum Road located in the heart of Trafford Park. The property is conveniently located being only 0.5 miles from Junction 9 of the M60 and within walking distance of the Trafford Centre.

Description

The property comprises of a single storey modern warehouse benefiting from the following:

- A single electric loading doors
- WCs, a shower and kitchen
- High quality offices
- Dedicated parking spaces
- 3phase electricity
- Up to 7.8metre eaves

Rental

The property is available on a leasehold basis.

The rent is available on application.

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

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 joint agents BCReal Estate. Please contact:

John Barton

john@bcrealestate.co.uk

Gary Chapman

gary@bcrealestate.co.uk

BC REAL ESTATE**0161 636 9202**
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