

# UNIT 3

## WATERSIDE

TRAFFORD PARK | M17 1WD

**TO LET**

15,995 sq.ft (1,486 sq.m) modern industrial unit



CUSHMAN &  
WAKEFIELD

**CBRE**





## LOCATION.

Unit 3, Waterside is located in Trafford Park, the North West's premier industrial location, with Manchester City centre just 4 miles to the west. The unit sits at the entrance of Trafford Park, close to both Junctions 9 and 10 of the M60 orbital motorway, providing easy access to both the M62, M56 and wider motorway network. The unit also benefits from being a one minute walk to Wharfside Tram Stop, which provides regular services to both the City Centre and Trafford Centre.

### CONNECTIVITY:

**UNIT 3**  
Waterside



**M60 Junction 9**  
2.3 miles

7 mins



**Manchester City Centre**  
2.5 miles

10 mins



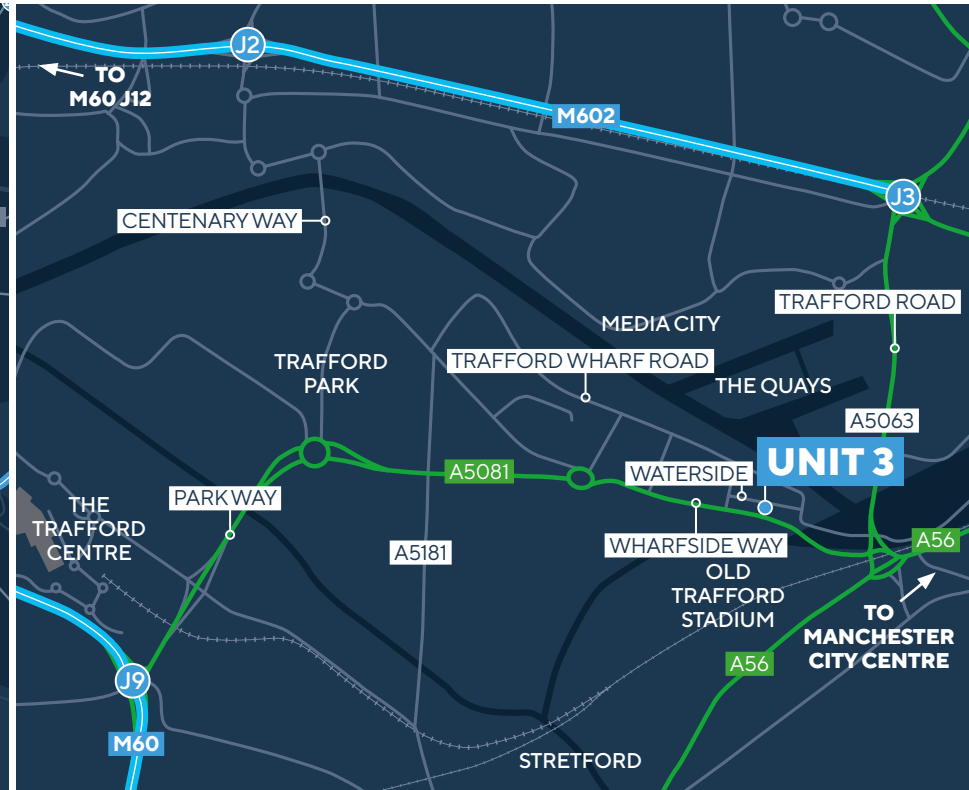
**Manchester Piccadilly**  
3 miles

18 mins





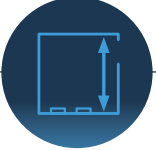



**Manchester Airport**  
9 miles

18 mins



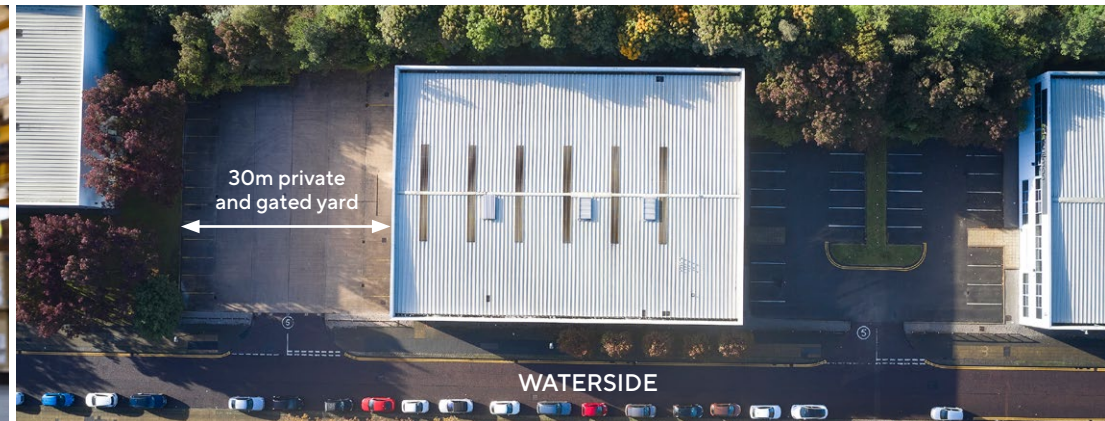


## SPECIFICATION.

		
6m eaves	1 level access loading door	30m private and gated yard
		
First floor office provision	Steel portal frame construction	15 dedicated parking spaces

## ACCOMMODATION.

Area	Sq ft	Sq m
Warehouse	14,380	1,336
First Floor Office	1,615	150
<b>Total</b>	<b>15,995</b>	<b>1,486</b>







## LEASE TERMS.

Unit 3 is available by way of a new FRI lease on terms to be agreed.

## 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.

## CONTACT.

To arrange a viewing, please contact our joint agents:

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