

176,000 SQ FT WAREHOUSE TO LET

3

BOND

OLD TRAFFORD
M17 1WD



Extensive Yard with
2 Access Points



Flexible Terms
Available



Fully Racked
Warehouse



10 Level Access
Loading Doors



Internal height from
4.5 metres up to 9 metres



Integrated Office
Accommodation



WORLD FAMOUS LOCATION

WITHIN CLOSE PROXIMITY OF TWO
METROLINK TRAM STOPS OFFERING
EXCELLENT PUBLIC TRANSPORT LINKS
ACROSS GREATER MANCHESTER.

SURROUNDING THIS ICONIC ADDRESS, TRAFFORD PARK IS HOME TO OVER 1,400 BUSINESSES EMPLOYING OVER 35,000 PEOPLE, COVERING APPROXIMATELY 1,200 ACRES.

BOND 3 is located on Wharfside Way between Trafford Park Road and Chester Road, within close proximity of two Metrolink tram stops offering excellent public transport links across Greater Manchester, Wharfside stop is located within 500m and Imperial War Museum stop is 600m.

Trafford Park is located approximately 3 miles (5 km) to the west of Manchester City Centre. It has excellent access to the Manchester motorway network, Junction 2 of the M602 is approximately 1 mile (1.25 km) to the north.

Junctions 9, 10 and 11 of the M60 Manchester Orbital Motorway are within approximately 1.85 miles (3 km). The M60 provides access to the M56 and Manchester International Airport which is approximately 10 miles (16 km).

Trafford Park was the first purpose built Industrial Park in the World with over 9,000,000 square feet of business space and remains one of the largest and most successful Business Parks in Europe.



CITIES/TOWNS

MANCHESTER CITY CENTRE	2 miles
STOCKPORT	11 miles
BOLTON	12 miles
WARRINGTON	18 miles
PRESTON	32 miles

MOTORWAYS/ROADS

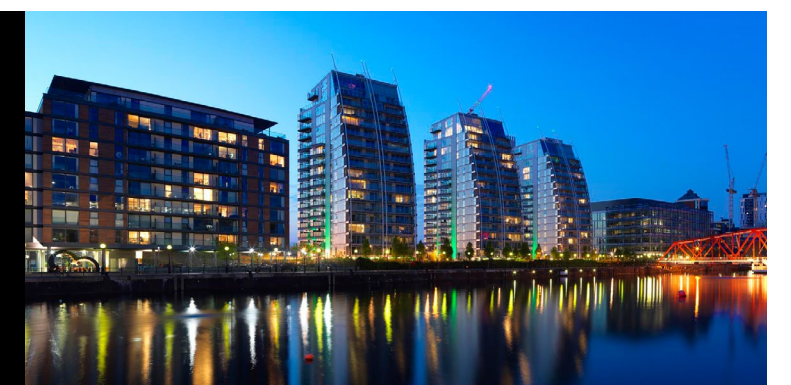
A57	1.6 miles
M602 (J3)	1.6 miles
M60 (J9)	2.3 miles
M62 (J12)	4.5 miles
M6	14 miles

RAIL/METROLINK

WHARFSIDE	0.3 miles
M.U.F.C. TRAIN STATION	0.3 miles
IMPERIAL WAR MUSEUM	0.4 miles

AIRPORTS

MANCHESTER	10 miles
LIVERPOOL	30 miles





← M60/M62

2

M602

MANCHESTER CITY CENTRE →

B&Q

SIG

Eddie Stobart
Eddie Stobart Logistics plc

Sainsbury's
Argos

TOOLSTATION

PG

GXO

TRAFFORD CENTRE

EVENT CITY

Expeditors

MediaCityUK

KUEHNE+NAGEL

SCREWFIX

TFS
The Fragrance Shop

CHEP

itv

BBC

GREGGS

XPO Logistics

PLATINUM
INTERNATIONAL

GREGGS

IMPERIAL WAR MUSEUM

LOWRY

Sreen

amazon.co.uk

adidas

Kinaxia
Logistics

amazon.co.uk

3
BOND

DHL

L'OREAL

MANCHESTER INTERNATIONAL
FREIGHT TERMINAL

KAMMAC

AKW

GXO

MANCHESTER OXFORD ROAD →

RAIL SERVICES

← LIVERPOOL LIME STREET

UNITED

BOND 3 HAS A TOTAL FLOOR SPACE OF 176,000 SQ FT

DESCRIPTION

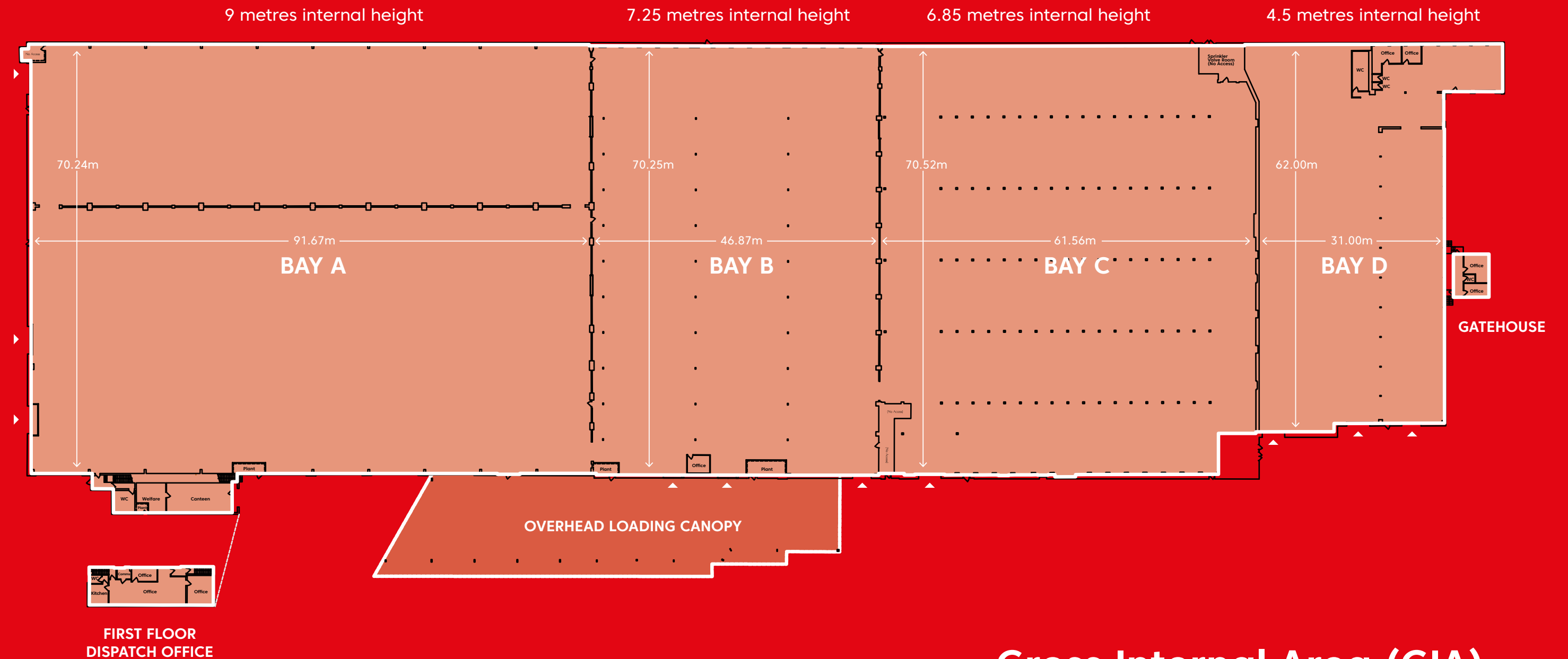
The property comprises a detached warehouse building of steel frame construction comprising various bays with both a part pitched steel truss roof and north light roof. The building benefits from the following:

- Large external yard with two separate gated access points
- Gatehouse
- Eaves height from 4.5 to 9 metres
- Lighting throughout
- Concrete floor throughout
- Fully racked warehouse
- 10 drive in level loading doors

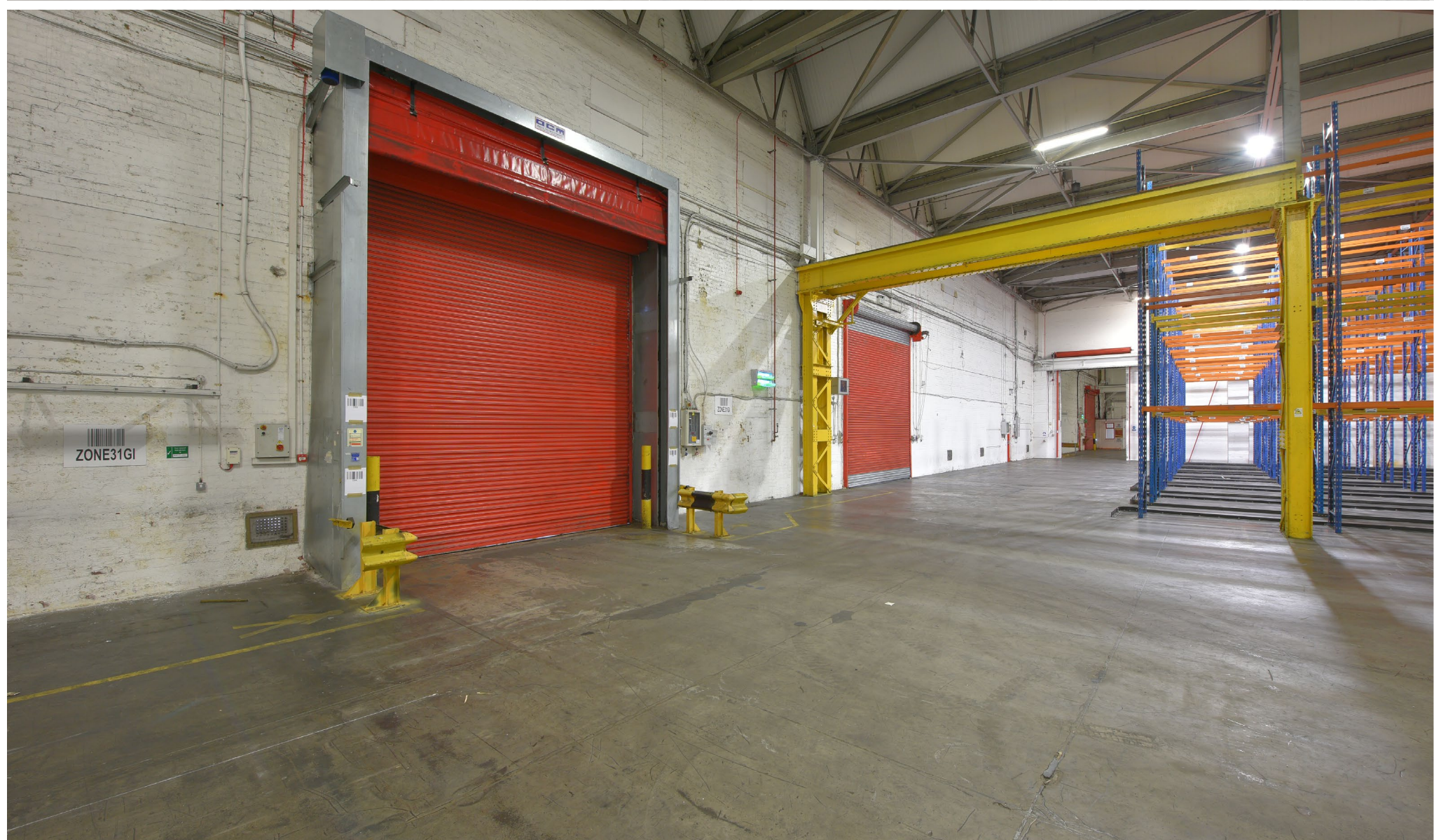
ACCOMMODATION

The following floor areas have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offer the following Gross Internal Area (GIA).

SUB TOTAL	sq m	sq ft
Bay A	6,438.90	69,308.33
Bay B	3,292.62	35,441.73
Bay C	4,341.21	46,728.78
Bay D	1,922	20,688.41
Two storey office	251.35	2,705.511
TOTAL	16,367.5	176,177



Gross Internal Area (GIA)
176,177 sq ft
 (16,367.5 sq m)



3

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TERMS

3 Bond is available To Let for a term of years to be agreed.

RENT

Please contact the Joint Agents for further information.

LEGAL FEES

Each party will be responsible for their own legal fees, on any transaction.

BUSINESS RATES

We recommend you make your own enquiries to Salford City Council Rates Department.

EPC

A full EPC report is available upon request.

VAT

VAT will be charged where applicable at the prevailing rate.

For further information, current availability and arrangements to view the property please contact the joint agents;

CBRE

+44 (0)161 455 7666
www.cbre.co.uk

Steve Capper

T: 07825 862 770

E: steve.capper@cbre.com

Archie Burrows

T: 07958 137 342

E: archie.burrows@cbre.com

DTRE

0161 549 9760

www.dtre.com

Andrew Lynn

T: 07795 107 469

E: andrew.lynn@dtre.com

Jack Weatherilt

T: 07920 468 487

E: jack.weatherilt@dtre.com

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