

UNIT 2

HATTONS ROAD
TRAFFORD PARK | M17 1PS

TO LET



DETACHED WAREHOUSE /
INDUSTRIAL FACILITY
WITH LARGE YARD &
DOCK LOADING

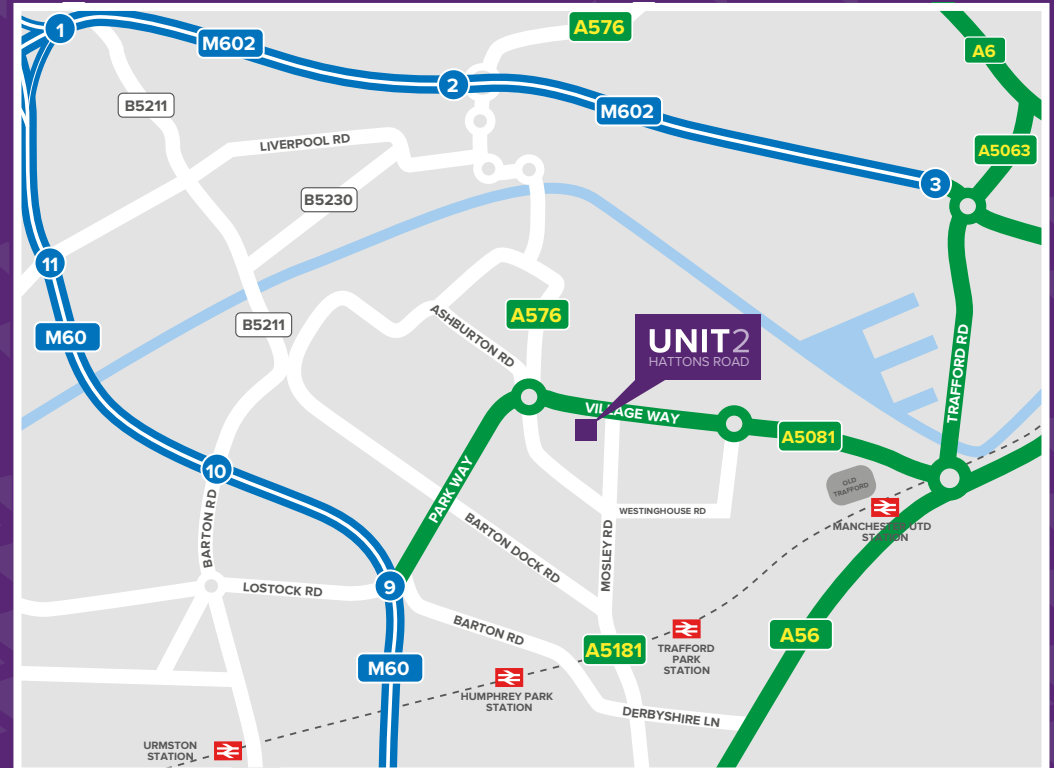
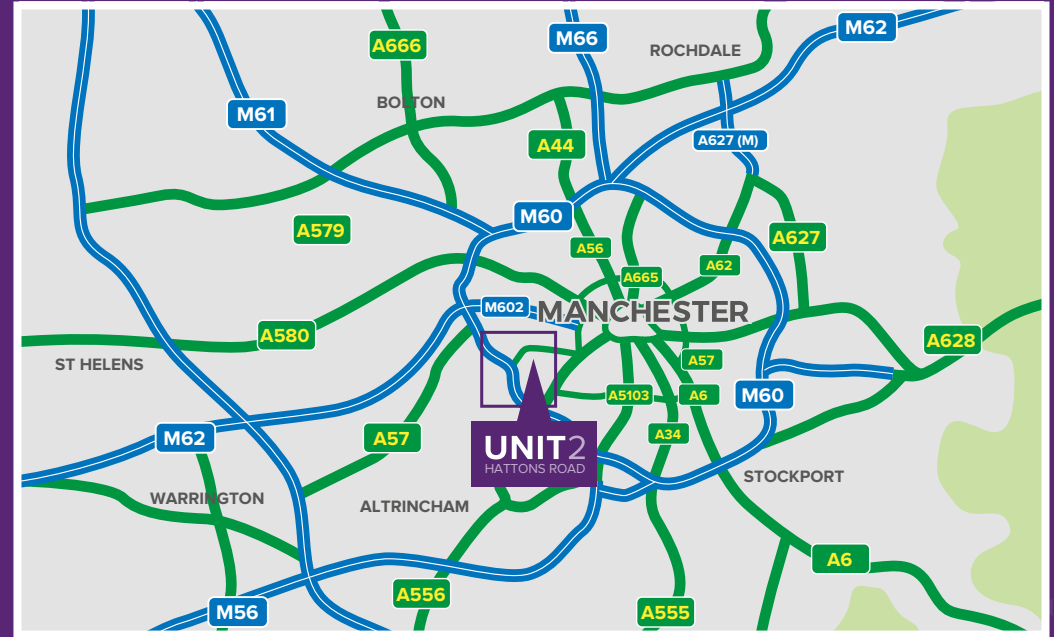
3,957.1 SQ M
(42,592 SQ FT)

LOCATION

The property is located on Hattons Road in the heart of Trafford Park which in turn is accessed off Westinghouse Road; one of the major arterial routes through the Park.

Motorway access is via Junction 9 of the M60 which lies approximately 1m from the property or via the M602 at Junction 2, just 2 miles to the North.

Trafford Park is one of the most established locations for warehousing and industrial occupiers in the UK and is home to around 1,500 occupiers across 1,200 acres.



DESCRIPTION

- Detached unit on site of 2 acres
- Steel portal frame construction
- 6.8m Eaves
- 2 Level Access loading doors
- 7 Dock level loading door
- 2 Storey office accommodation with amenity
- Extensive yard/car parking fully fenced and secure



ACCOMMODATION

FLOOR	USE	AREA SQ M	AREA SQ FT
Ground	Warehouse	3,528.6	37,982
Ground	Warehouse WC's/Stores	96.3	1,036
Ground	Offices/Canteen	166.1	1,787
First	Offices	166.1	1,787
TOTAL		3,957.1	42,592

TERMS

The property is available by way of a sublease of the existing lease which runs until 31.01.2025. Consideration may be given to a new lease on terms to be agreed.

RENT

The current rent passing is **£205,000** per annum.

BUSINESS RATES

The property has a current rateable value of **£140,000**. This does not constitute a rates payable.

VAT

VAT is payable on rent and all other outgoings.



FURTHER INFO

For further information or to view please contact the joint agents:



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