

UNIT D CENTREPOINT

TRAFFORD PARK, MANCHESTER M17 1AE

TO LET PROMINENT MODERN INDUSTRIAL/WAREHOUSE
UNIT WITH OFFICES **16,759 SQ FT (1,537 SQ M)**

Description

The unit benefits from the following specification:

- Gross internal area of 16,759 sq ft of which 1,563 sq ft is office accommodation
- 6m to underside of haunch (7.18m to eaves)
- Gas fired hot air blower and sodium box lighting in the warehouse
- Two Up and Over level access loading doors
- Two storey integral office accommodation including WC's, kitchen and reception
- Forecourt service yard
- Car parking
- Fenced and gated estate

Accommodation

Description	Sq ft	Sq m
Warehouse	15,196	1,411
Offices	1,563	126
Total	16,759	1,537

Terms

The premises are available by way of a new full repairing and insuring lease. Rent on application

EPC

The property has an EPC rating of D(94)

VAT

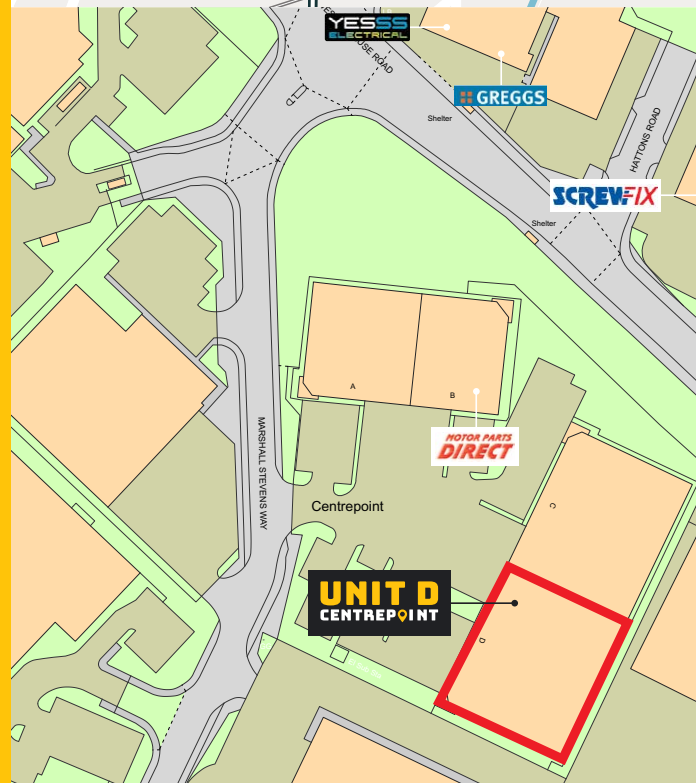
VAT will be charged in addition at the prevailing rate

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. Designed by Richard Barber & Company 0161 833 0555. November 2019.

Centrepont is prominently situated fronting Westinghouse Road on the popular Trafford Park Industrial Estate, and within 0.5 mile of junction 9 of the M60 motorway, and approximately 4 miles from Manchester City Centre.



For more information or to arrange a viewing please contact:

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