



# To Let

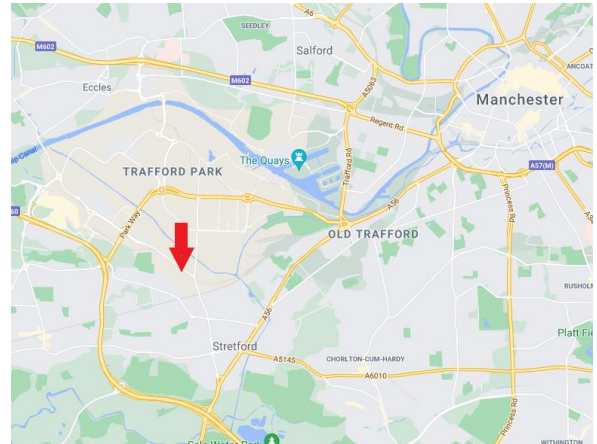
## Unit 4 The Furrows, Merlin Park, Trafford Park, M32 0SZ

- 43,553 sq ft total size
- Prime location
- Modern detached industrial/warehouse unit with own yard.
- 9.12m eaves
- 2 dock level / 2 level access loading doors

# Unit 4 The Furrows, Merlin Park, Trafford Park, M32 0SZ



jll.co.uk/property



## Location

Merlin Park is located within Trafford Park, home to a large mix of local, regional and national companies. The estate is situated off Barton Dock Road within 1 mile of J9 of the M60 which in turn offers excellent access to the M56/M61/M62 and the wider regional motorway network. Manchester City Centre is only 4 miles away and is easily accessible via the A56. Other nearby occupiers include: Kellogg's, Anglo Pacific International, Pickfords and The Green Group.

## Description

- Modern detached unit of steel portal frame construction
- 9.12 metre eaves height.
- Self contained yard with gated entrance
- High bay warehouse lighting
- 2 level access loading doors
- 2 dock level loading doors
- Ground floor offices and amenities .
- 26 car parking spaces .



## Accommodation

We have been measured the property to have the following gross internal area:

Description	Sq m	Sq ft
Warehouse	3,585	38,585
Offices	231	2,484
Mezzanine	231	2,484
<b>Total</b>	<b>4,047</b>	<b>43,553</b>

## Terms

The unit is available by way of a new full repairing and insuring lease on a term to be agreed. Further information is available upon application.

## VAT and legal costs

VAT will be charged where applicable.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Information / viewing

Strictly by appointment  
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