
TO LET

- ✔ Suitable for community/social/charitable uses.
- ✔ Available immediately
- ✔ Annual footfall figure of 64,712 (ORR station usage)
- ✔ Freestanding building.
- ✔ Located circa 4 miles from Manchester City Centre.



Trafford Park Station, Moss Road, Trafford Park M32 0AP

Community Lease Opportunity

250 Sq Ft
(23 Sq M)

Trafford Park Station, Moss Road, Trafford Park M32 0AP



DESCRIPTION

On behalf of Northern, we are delighted to bring the former ticket office to the market for a community lease opportunity.

Suitable uses include community, charity and social functions.

The property was refurbished using community funding, therefore commercial offerings will not be accepted.

The unit has a good frontage onto Moss Road in what is predominantly a residential area but close to the Trafford Park industrial area and not far from the A56.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	250	23

LOCATION

Trafford Park Railway Station is located in Trafford Park, to the north of Stretford in the Trafford Metropolitan Borough of Greater Manchester.

Northern run train services east toward Manchester and west towards Warrington and Liverpool.

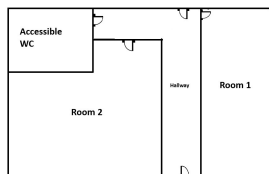
During peak times there are half hourly train services, reducing to every two hours off peak in either direction.

BUSINESS RATES

Please consult directly with the Valuation Office Agency.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.



EPC

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Joe Simms
0113 245 9393
jsimms@lsh.co.uk