



Sixteen.

Units 1 & 2
No.1 Old Trafford
Trafford Wharf Road
Stretford
M17 1AB
/// points.happen.salt

Unit 2 - Available

Unit 1 - Under offer

RETAIL/LEISURE UNITS 1 & 2 - TO LET

4,284 sq ft and 1,367 sq ft Ground floor shell and core units at Wharfside, Old Trafford



NO.1 OLD TRAFFORD

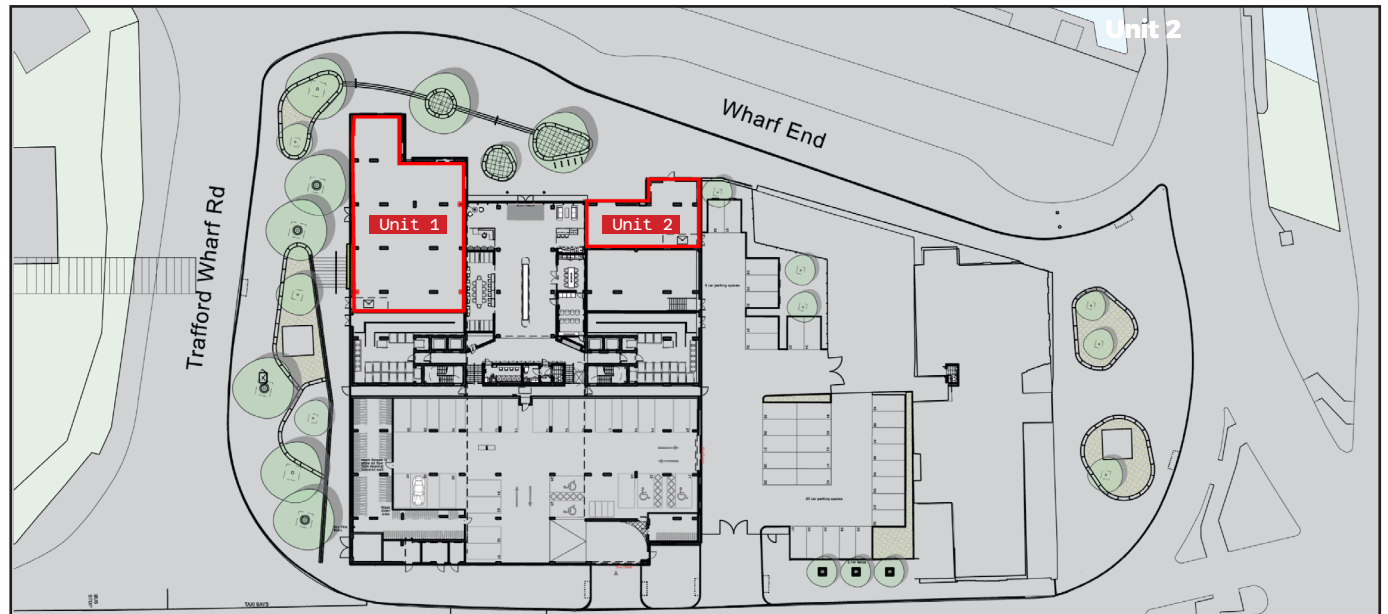
Unit 1 (Under Offer) | Unit 2 (Available)
Trafford Wharf Road,
M17 1AB

Units 1 and 2 are the two retail shell commercial units now available TO LET in this recently completed 314 Apartment Residential Development, facing Wharfend of the Manchester Ship Canal and new Metrolink stop.

MediacityUK and Salford Quays are less than 1 mile away and can be reached on foot via the paved canal towpath and footbridges in less than 20 minutes with the A5081 and A56 roadways a stones throw away, providing access to the Manchester inner ring road, M60 ringroad and M602.

Missguided, O2 Victoria Warehouse, Exchange Quay, Old Trafford Stadium and The Lowry are all within 500m of No.1 Old Trafford in this lively, recently completed £73m development.

The 'Hilti' site adjacent has also been granted planning permission for a further 500 BTR and 500 Student units.



UNIT 1 – UNDER OFFER

- Unit 1 is fitted to shell and core
- Floor to ceiling height of 5m
- Available to be leased as a whole or split
- North Westerly position
- Potential for outdoor seating
- Loading bay to south by car park entrance for loading & deliveries

Price

The annual rent for the premises is £55,000 per annum exclusive.

Accommodation

Unit 1 Ground Floor NIA	4,284 sq ft	398 sq m
-------------------------	-------------	----------

Tenure

Available now by way of a new lease for a term to be agreed.

Rates* (2023)

To be assessed.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Planning

Property benefits from Class E consent

Parking

On-site availability

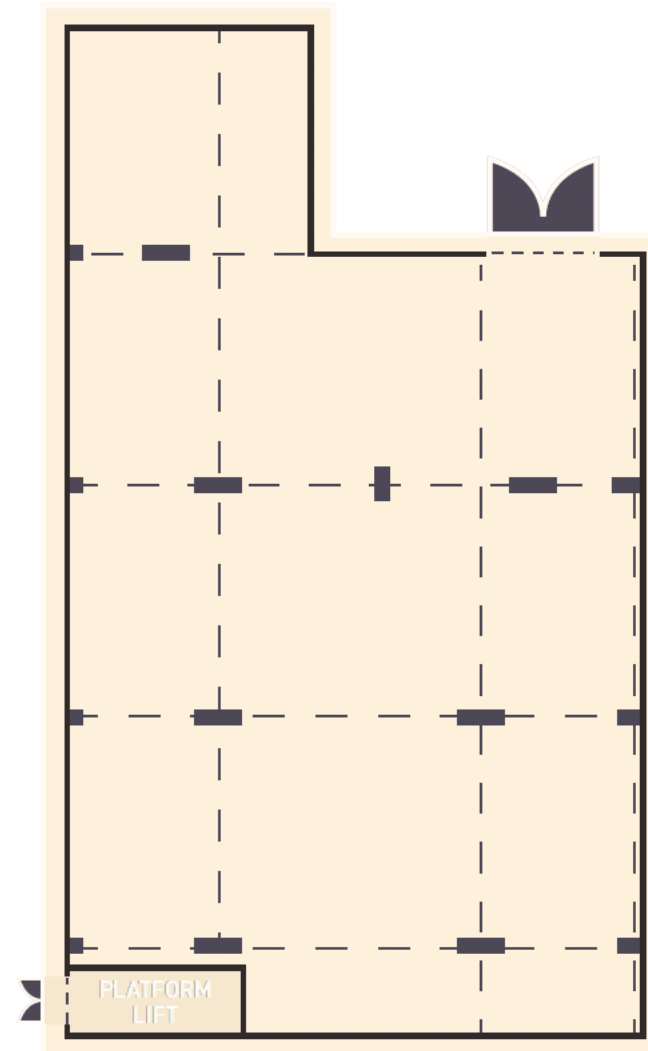
EPC

EPC Rating - A

Service Charge

A service charge will be levied calculated on a rate per square foot. Budget figure tbc.

UNIT 1 FLOOR PLAN



UNIT 2 – AVAILABLE

- Unit 2 is fitted to shell and core
- Floor to ceiling height of 5m
- Available to be leased as a whole
- North Easterly position
- Potential for outdoor seating
- Loading bay to south by car park entrance for deliveries

Price

The annual rent for the premises is £20 ,000 per annum exclusive.

Accommodation

Unit 2 Ground Floor NIA	1,367 sq ft	172 sq m
-------------------------	-------------	----------

Tenure

Available now by way of a new lease for a term to be agreed.

Rates* (2023)

To be assessed.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Planning

Property benefits from Class E consent

Parking

On-site availability

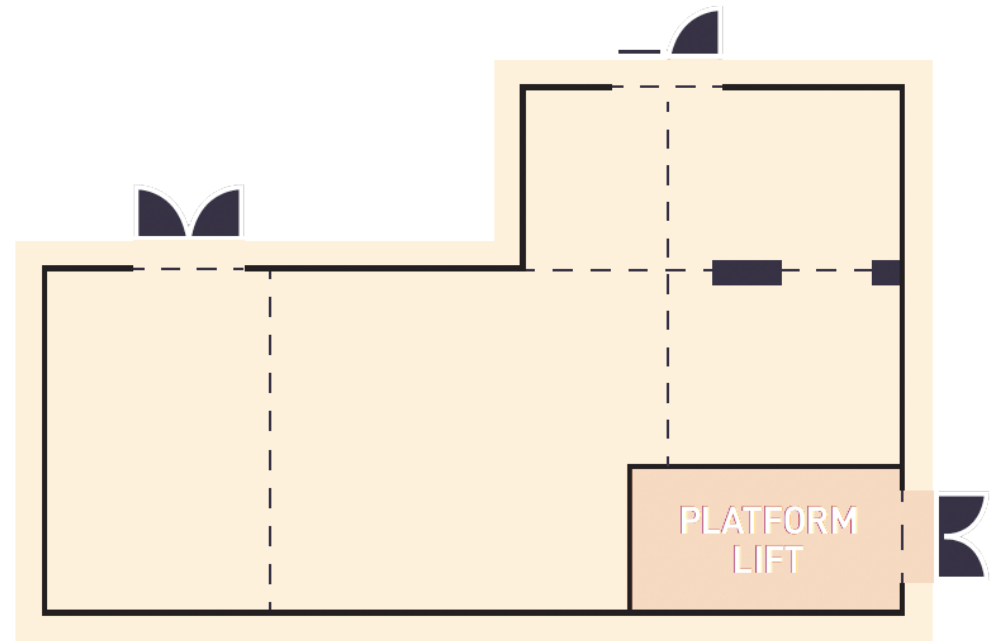
EPC

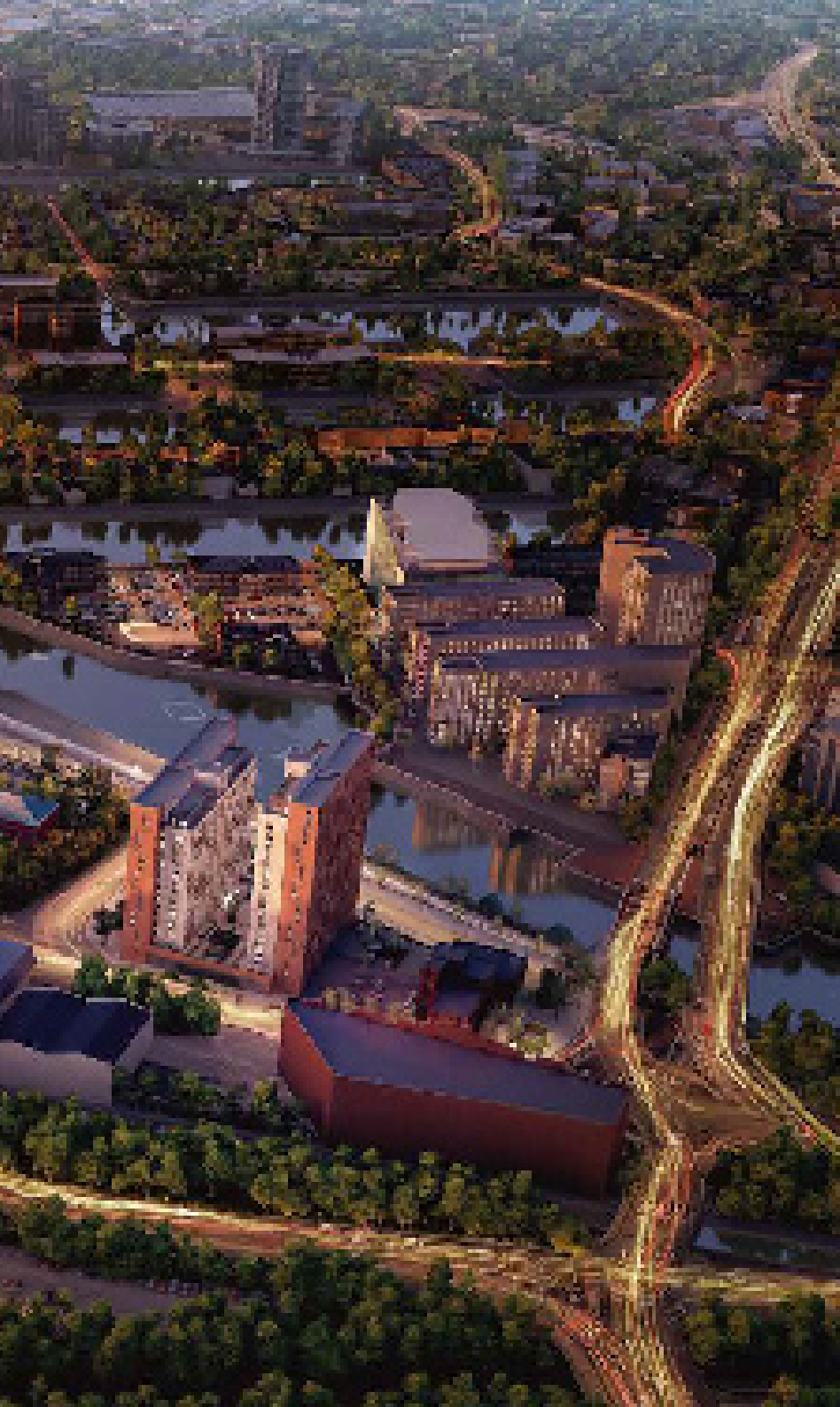
EPC Rating - A

Service Charge

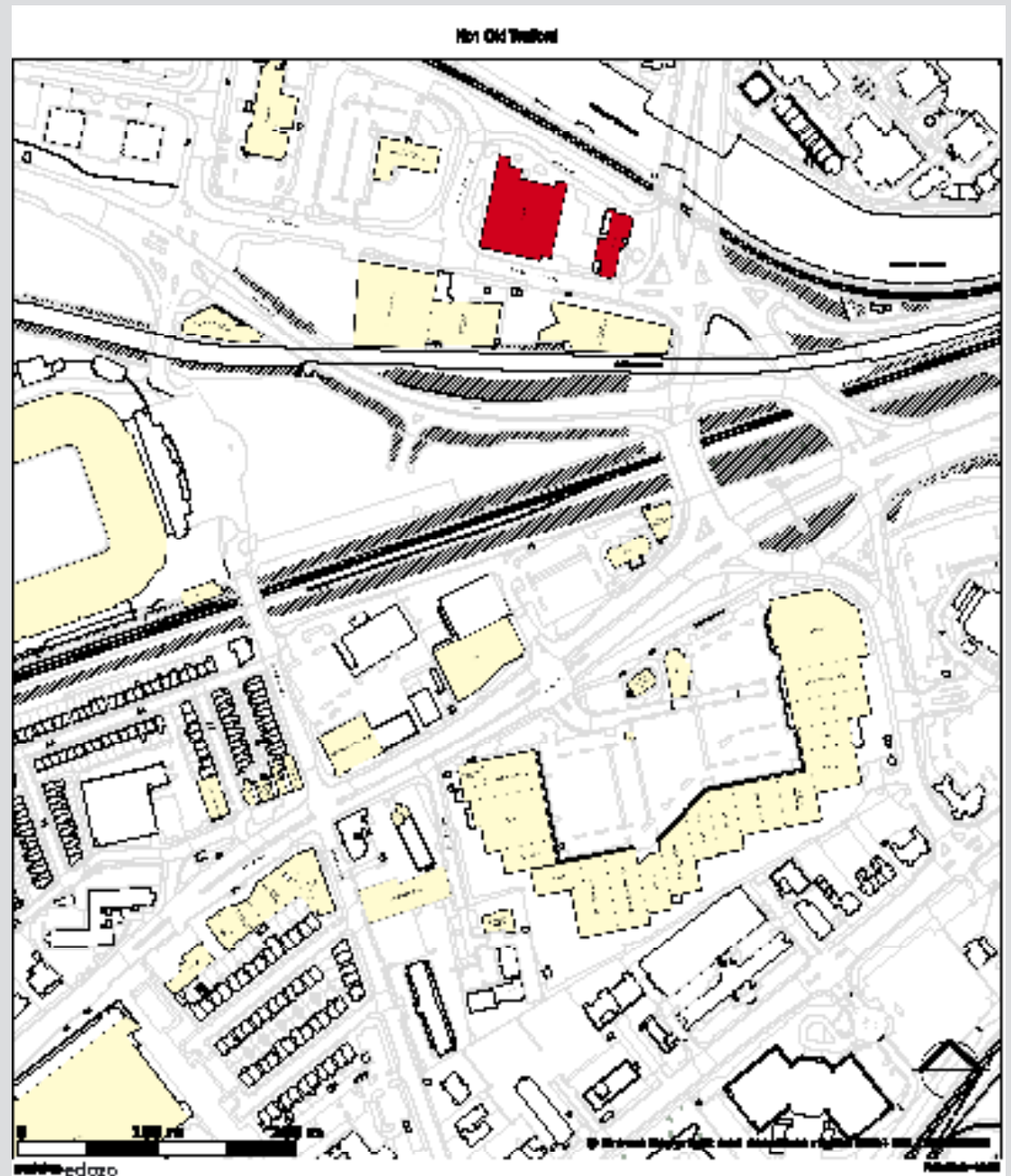
A service charge will be levied calculated on a rate per square foot. Budget figure tbc.

UNIT 2 FLOOR PLAN





GOAD



Sixteen.



Contact Us

Sixteen Real Estate
Byron House
10-12 Kennedy Street
Manchester
M2 4BY



Alex Haigh
Director
Retail & Leisure

E: alex@sixteenrealestate.com
T: + 44 (0)7737 910 932



Nicola Harrington -
Director
Retail & Leisure

E: nicola@sixteenrealestate.com
T: + 44 (0)7971 183 165

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed **Misrepresentation Act** - Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and 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 by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. October 2023.