

**B8**

0161 375 6000  
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**Unit 5, Brightgate Way, Trafford Park, Manchester, M32 0TB**

**TO LET**

**6,520 SQ FT (605.8 SQ M)**



**INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARD**



## LOCATION

Brightgate Way is accessed off Hibernia Way on the north side of Barton Dock Road (B5211) close to its junction with Parkway (A5081), which is a short distance to Junction 9 of the M60 Motorway.

The property is conveniently situated close to Junction 2 of the M602. Manchester City Centre and Salford Quays are located approximately 3 miles and 1 mile to the east respectively.

With Manchester International Airport being located approximately 8 miles to the south. Additionally, Trafford Park Railway Station is within 5 minutes' walk and the proposed Metrolink extension is to provide direct links to the Trafford Centre, Manchester City Centre, Salford Quays, Bury and Altrincham.

## DESCRIPTION

The unit comprises a mid-terrace self-contained property within a terrace of five units. The property provides good quality office, showroom and warehouse accommodation offering the following specification:

- Steel portal frame construction
- Brick built and profile metal clad elevations
- Clear headroom of 7m
- Large fully self-contained concrete yard
- Three phase electricity
- One drive in loading door

## ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
Ground floor warehouse	3,786	351.8
Ground floor Offices & Showroom	1,367	127.0
First floor offices	1,367	127.0
<b>TOTAL:</b>	<b>6,520</b>	<b>605.8</b>

## SERVICES

The property benefits from mains water and electricity.





## TERMS

New Full Repairing and Insuring lease. Rental price on application.

## EPC

Available upon request

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors.

This is to help combat fraud and money laundering, and the requirements are contained in statute.

## CONTACT

For further information please contact:-

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