

Europa Triangle, John Glibert Way, Trafford Park, M17 1FP

B8

0161 375 6000

www.b8re.com

TO LET

4,333 sq ft (402.5 sq m)



A MODERN INDUSTRIAL / WAREHOUSE UNIT

LOCATION

Europa Triangle is situated in Trafford Park fronting John Gilbert Way, off Wharfside Way. The estate offers easy access to Junction 9 of the M60 motorway which links to the national motorway network.

Trafford Park is a home to more than 1,400 businesses and is Europe's biggest industrial estate. It covers approximately 1,200 acres and represents one of the largest concentrations of industrial and warehousing space in the UK.

DESCRIPTION

Europa Triangle is a well-established industrial estate comprising 3 units ranging in size from 4,325 sq ft to 6,500 sq ft.

Specifications:

- Fully enclosed estate
- High-office content unit available
- Secure, gated entrance to the site with barrier access
- Generous forecourt areas for loading/unloading
- Close proximity to Media City and Manchester City Centre
- Excellent motorway access
- Well managed estate
- Established commercial / industrial location





TERMS

New Full Repairing and Insuring lease.

RENT

Rent 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

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DTRE

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