

## Unit 6

Manchester Trade Park,  
Oldham Road,  
Manchester M40 5AX



Leasehold

Industrial | warehouse unit

## 8,669 sq ft (805 sq m) Trade Counter Unit

with office accommodation

Manchester Trade Park is prominently situated fronting Oldham Road, approximately 2 miles north east of Manchester city centre. Oldham Road benefits from being one of the main arterial routes into Manchester, linking the city centre with the M60, just 3 miles to the north east.

### Occupational costs

	Per annum (£)	Rent (£ per sq ft)
Rent	117,031.50	£13.50
Service Charge	£4,963.11	£0.57
Insurance	£1,922.98	£0.22
Total cost	£123,917.59	£14.29

### Specification

- /// Prominent trade counter location
- /// Ample customer and staff parking
- /// Front and rear loading
- /// 24 hr access
- /// Three phase power





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## Location

Manchester Trade Park is situated within an established industrial location with excellent connectivity with direct access to the A62.



**M57**  
3 miles



**M60**  
3 miles



**Manchester Victoria  
Rail station**  
2 miles



## Additional information

Planning class	General industrial
Lease summary	The unit is available on flexible terms. Please contact us for more details
Viewings	By appointment only
Legal costs	Each party will be responsible for their own legal costs incurred
EPC	B

## Key contacts

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