



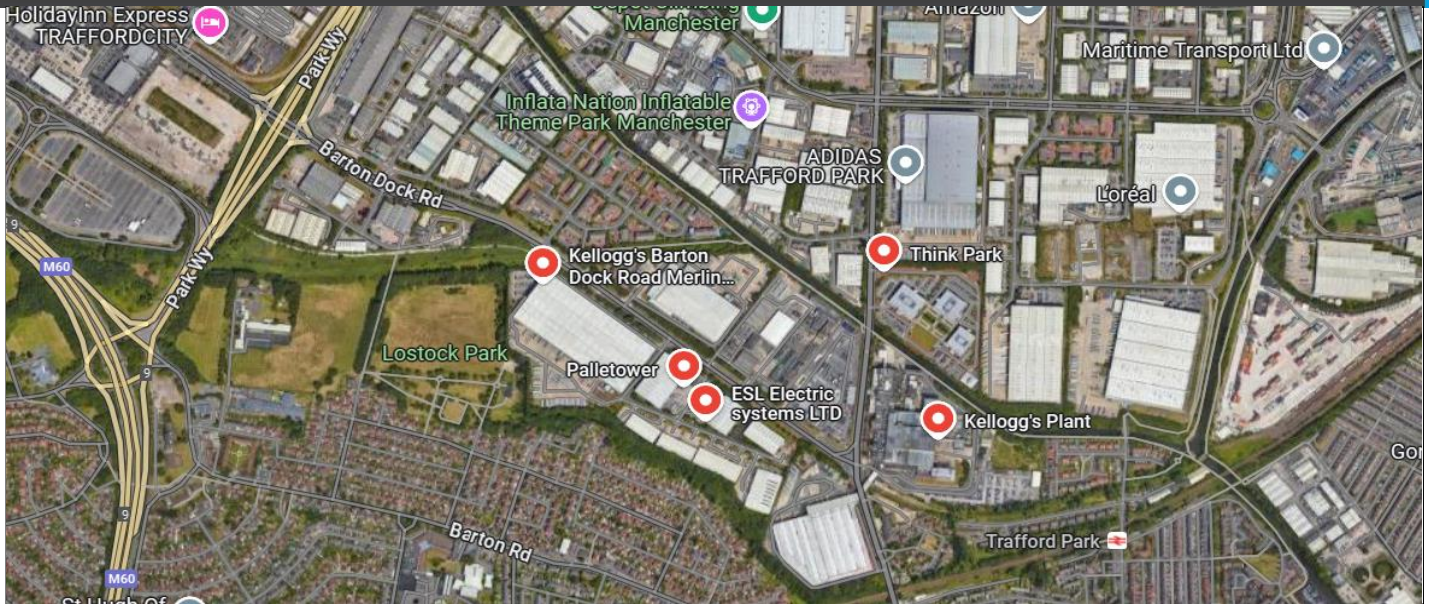
Unit 2 Merlin Park, Barton Dock Road, Trafford Park, M32 0SZ

34,958 sq ft on 2 acres approx

Detached Warehouse Unit with Offices and Large Yard

- High Quality Single Storey Warehouse
- Level access and Dock Loading
- Good quality office and amenity
- 8m height
- **Large Secure Yard**

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Location

Merlin Park is located on Barton Dock Road in Trafford Park, close to Kellogg's and Adidas facilities. It is strategically located, being less than 5 minutes drive (1 mile) from Junction 9 of the M60 motorway. Amenities for staff include The Trafford Centre. The Trafford Park Metrolink Line provides regular services between The Trafford Centre, Salford Quays and Central Manchester. There are two Metrolink stations (Parkway and Village) located within a 10 minute walk.

Description

The property comprises a detached, steel portal frame warehouse with integral 2 storey offices and benefitting from the following:

- 8m to underside of haunch/9m to eaves
- 2 dock level/1drive in loading door
- Large, secure concrete yard
- Ample tarmac parking to front of offices and additional parking/storage to the side of the property
- Low site cover (37% approx.)
- High quality office accommodation on 2 floors including A/C
- LED lighting
- Gas fired heating
- Recently installed roof lights
- Prominent location
- Trafford Park location close to motorway and amenity.

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Rent/Terms

The property is offered on a new lease for a term of years to be agreed.

Viewing

Viewings strictly by appointment with joint agents BC Real Estate

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