

New Trade/Industrial/Warehouse Units **TO LET**

2,000 - 14,335 sq ft (186 - 1,332 sq m)



PV panels included
at no extra cost

 Junction 10 M60 only 350 metres  Adjacent to Trafford Retail Park, Aldi supermarket and restaurants  Trafford Centre 1 mile

www.traffordgate.co.uk

Trafford Gate is a brand new development of eleven high quality units suitable for Trade Counter, Industrial or Warehouse uses totalling 82,561 sq ft (7,670 sq m) with units available from 2,000 sq ft (186 sq m).

The scheme is located on Neary Way off Barton Road which leads to Junction 10 of the M60 motorway.

Trafford Gate is located within Trafford City, one of the UK's leading retail and leisure destinations, being situated adjacent to Trafford Retail Park as well as Aldi supermarket, Starbucks, McDonalds, Nando's, KFC and Pizza Hut. Trafford Centre is only 1 mile away whilst Manchester City Centre is 9 miles to the north east.

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Specification

- Up to 10.5m to haunch (unit dependent)
- Each unit has 1 loading door (Unit 1G has 2 loading doors)
- Fitted first floor office space
- Solar panels on each unit
- Designated car parking for each unit
- 11 EV spaces with a further 11 cable enabled
- BREEAM 'Excellent'

Terms

The units are available on a leasehold basis. Terms to be agreed.

Rent/Rates/Service charge

Further information available upon request.

Planning

The units are suitable for B2/B8 planning uses.



Accommodation

Unit	sq ft (GIA)	sq m (GIA)
1A*	6,871	638.36
1B*	6,871	638.36
1C*	9,995	928.53
1D*	9,995	928.53
1E*	6,856	636.96
1F*	10,016	930.53
1G*	14,335	1,331.77
2A*	6,850	636.34
2B*	6,773	629.20
2C	2,000	185.81
2D	2,000	185.81

* Includes First Floor Offices

Units are available individually or can be combined.

Trafford Retail Park is home to major retailers such as TK Maxx, Boots, Pets at Home, Carpetright, Home Bargains and Sports Direct as well as Pizza Hut, Nando's, McDonalds and more. The Trafford Centre is a large indoor shopping centre and entertainment complex being the third largest in the UK by retail space.



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DISTANCES

M60 J10	350 metres
Salford	7.5 miles
Manchester City Centre	9 miles
Bolton	10.5 miles
Stockport	11.5 miles
Warrington	15.5 miles

Source: RAC Route Planner