

TENAX CROSS 3

TENAX ROAD, TRAFFORD PARK, MANCHESTER

TO LET HIGH PROFILE
INDUSTRIAL WAREHOUSE UNIT

IN A PRIME LOCATION  M17 1JT

20,521 sq ft (1,906 sq m)

Including 1,972 sq ft Office Space



DETACHED UNIT WITH A SECURE YARD

ACCOMMODATION

- 8 metres to the underside of the haunch
- 32.5 Kn / m2 floor loading
- 105 Kva power supply
- First floor offices
- 2 level access loading doors
- Detached unit
- Large self contained secure site
- 34 Car parking spaces



	SQ FT	SQ M
WAREHOUSE	18,549	1,723
OFFICES	1,972	183
TOTAL BUILDING	20,521	1,906



LIVERPOOL

Jct.2

M602

MANCHESTER CITY CENTRE

Cargill

ALLED MILLS

SCA
Care of Life

P&G
Procter & Gamble

COSENTINO

PG
Tips

CENTENARY WAY

TENAX CIRCLE

arco

Oaklyres

TOTAL
忍 NINJA者

KÜHNE-NAGEL

A576

TENAX CROSS 3

Oaklyres

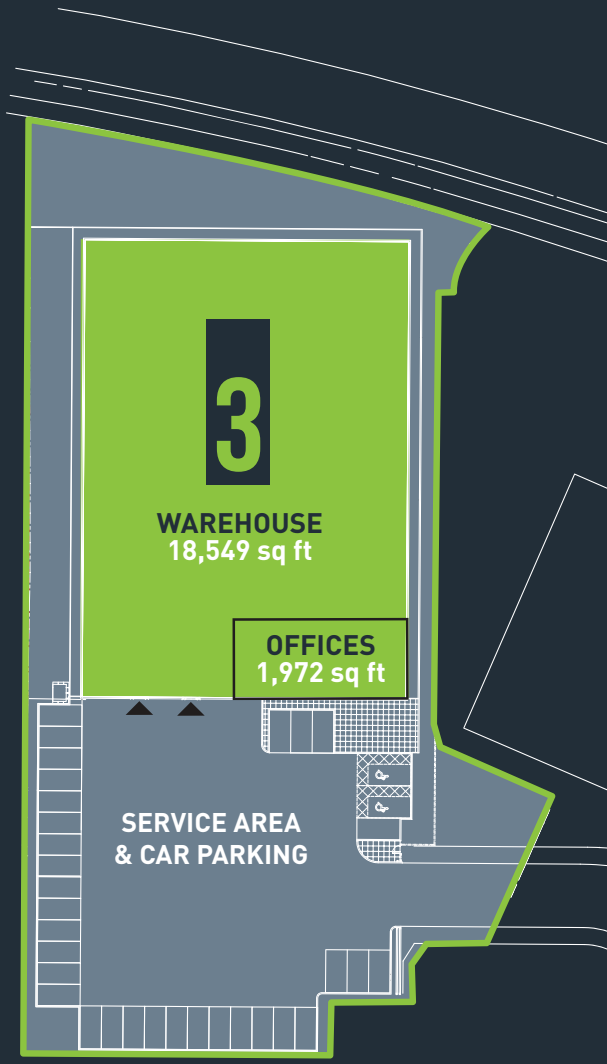
Metrolink

PARKWAY TRAM STOP 0.5m

TENAX ROAD

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3

WAREHOUSE
18,549 sq ft

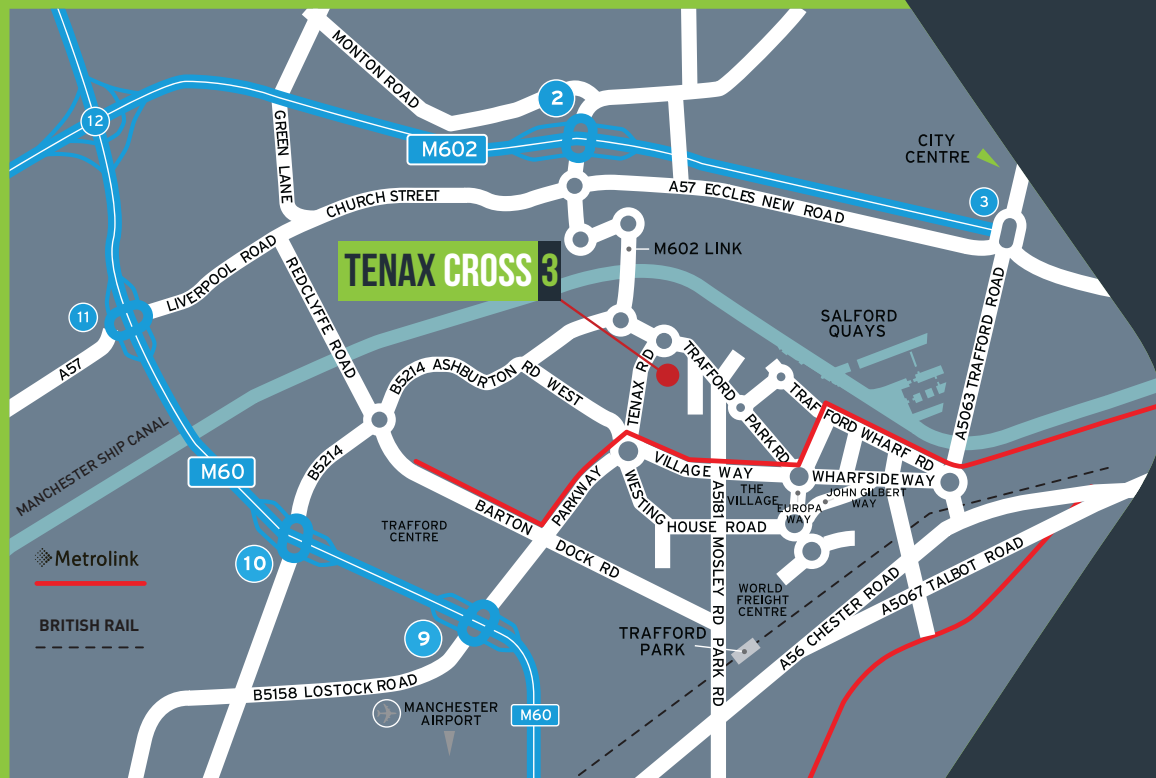
OFFICES
1,972 sq ft

SERVICE AREA
& CAR PARKING

LOCATION

M17 1JT

The property is located off Tenax Cross and backs onto Tenax Road, one of the main arterial roads in Trafford Park.



- 0.5 miles to Parkway Tram Stop (opening 2020)
- Within 0.5 miles of Junction 9 of the M60 orbital motorway via Parkway (A5081)
- Within 1 mile of Junction 2 of the M602, providing access to the national motorway network
- Approximately 10 miles north of Manchester Airport

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TERMS

The property is available by way of a new lease on terms to be agreed.

VAT

Prices quoted are exclusive of, but may be liable to VAT.

EPC

An EPC is available on request.

BUSINESS RATES

We would advise interested parties to contact the Local Authority for further information.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with the sole agent.



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