

Industrial

UNIT 1 | NORTH POINT, TRAFFORD PARK

62 Mosley Road Trafford Park, Manchester, M17 1NB



UNIT 1 | 36,300 SQ FT

Industrial Unit with Office

Unit 1 North Point is an exceptional industrial distribution unit that boasts modern, high-quality features and is strategically situated in the heart of Trafford Park, the North West's premier employment area. This unit is constructed with a steel portal frame, complemented by metal clad elevations and a steel roof, which includes 10% translucent roof lights for natural illumination and 10m eaves height. Inside, you'll find office accommodation designed to meet all your business needs. The unit is also equipped with four ground-level load doors, providing seamless access to an extensive, self-contained yard. This prime location and superior construction make Unit 1 North Point an ideal choice for your industrial distribution requirements.



Lease Type

New

Unit Summary

- 3 Phase Power
- Office Accommodation
- 4 Level Access Doors
- Secure Estate
- 24 Hour Access
- Car Parking

Occupational Costs

| | Per Annum | Per Sq Ft |
|-------------------|--------------------|---------------|
| Rent | £412,900.00 | £11.37 |
| Rates | Not specified | Not specified |
| Service Charge | £11,684.01 | £0.32 |
| Insurance | £7,260.00 | £0.20 |
| Total Cost | £441,940.00 | £12.17 |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Located in the heart of Trafford Park, Manchester.



Road
M60: 1 mile



Airport
Manchester: 10 miles



Rail
Manchester Victoria : 4.5 miles

Additional Information

| | |
|----------------|--|
| Planning Class | General Industrial |
| Lease Summary | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings | Contact us now to arrange a viewing. |
| Legal Costs | Each party will be responsible for their own legal costs incurred. |
| EPC | A |

Key Contact



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Asset Manager

"Edward is an Asset Manager based in the North."



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