

TO LET

SELF-CONTAINED BUILDING
SUITABLE FOR OFFICE / STUDIOS /
LABORATORY / SELF-STORAGE / LEISURE



19,490 SQ FT
[1,811 SQ M]

2 BRIGHTGATE WAY | TRAFFORD PARK | MANCHESTER | M32 0TB

LOCATION



The building is situated adjacent to Cobra Court in one of Trafford Park's premier office locations.

Brightgate Way is accessed off Barton Dock Road (B5211) close to its junction with Parkway (A5081) which is a short distance to Junction 9 of the M60 Motorway and close to Junction 2 of the M602.

Manchester city centre and Salford Quays are located approximately 3 miles and 1 mile to the east respectively, with Manchester International Airport being 9 miles to the south. The Metrolink is 500 m away and provides direct links to the Trafford Centre, Manchester city centre, Manchester Airport, Salford Quays, Bury and Altrincham. The property is also within close proximity to Trafford Park Railway Station.

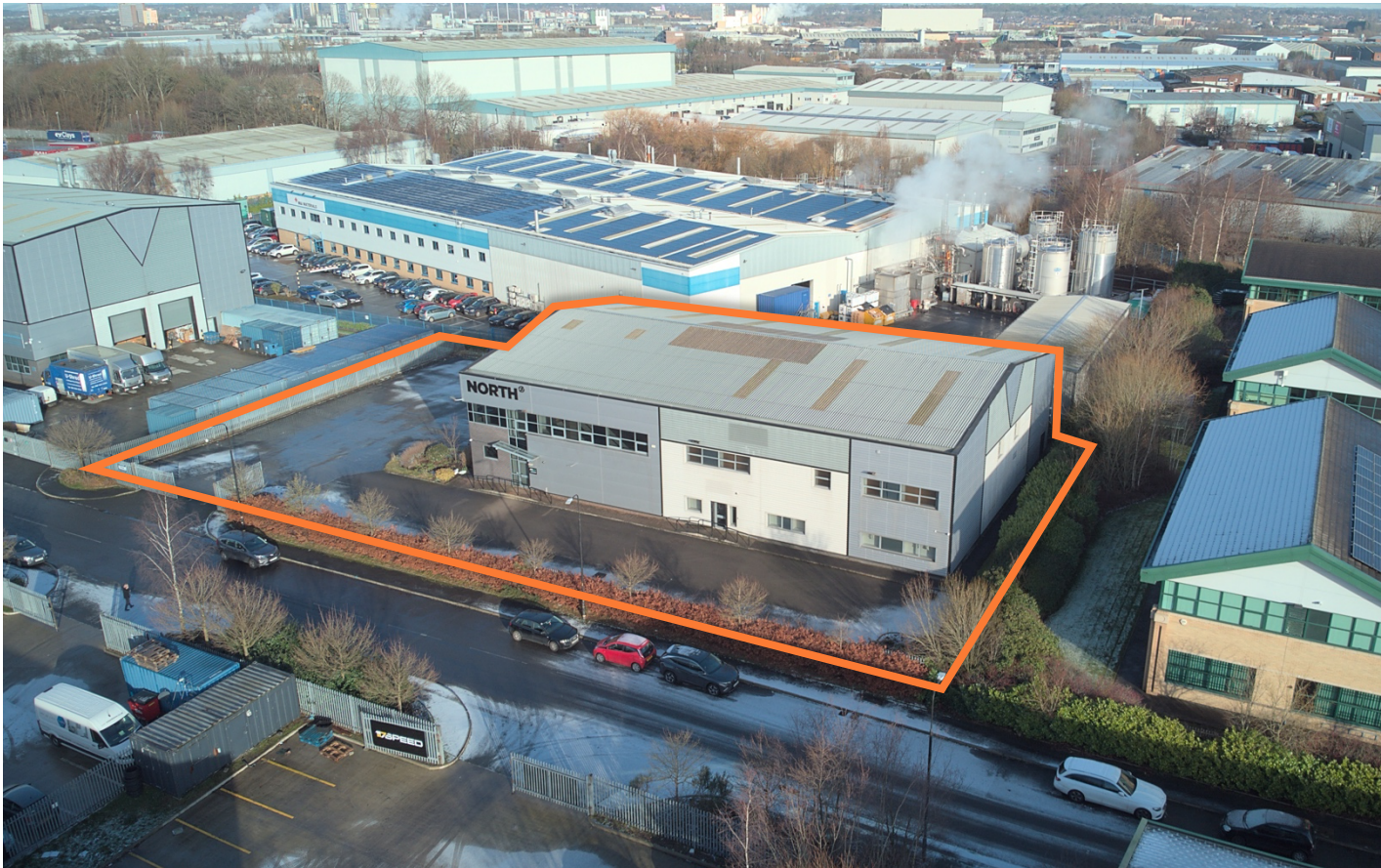
The range of facilities and amenities nearby are excellent. Intu Trafford Centre is close by, providing a vast range of shops, restaurants, bars and a cinema. Leisure activities, including golf, skiing, swimming, tennis and football are within a 10 minute walk. The Premier Inn and Travelodge are nearby.

Globally recognised as a centre of excellence, Trafford Park was the first purpose built business park in the World with over 9 million square feet of business space and remains one of the largest and most successful Business Parks in Europe, being the home to over 1,400 businesses.

Trafford Park is one of the most successful Business Parks in Europe.

THE BUILDING

A high quality, fully self-contained two storey office building.



The accommodation is currently under refurbishment and can be adapted to suit a wide variety of uses including offices, laboratory, design studios, photographic studios, TV studios or leisure.

SPECIFICATION

- > Main entrance facility
- > Stairwell and lift to first floor level
- > Mix of open plan and cellular office accommodation
- > Storage area
- > Staff welfare facilities
- > First floor atrium style feature
- > Open gallery kitchen and seating area
- > Tarmac surfaced car parking
- > Low level landscaping
- > Secure site bounded by palisade fencing and swing action gates

ACCOMODATION

The property provides the following Gross Internal Areas:

AREA	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	10,275	954,56
First Floor	9,215	856.13
TOTAL	19,490	1,810.69

SITE AREA	0.72 acres	0.29 hectares
-----------	------------	---------------



The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).



GALLERY



TERMS

SERVICES

We understand all mains services are available to the property including three phase electricity, gas, mains water and drainage.

EPC

The property has a current EPC rating on D. A copy of the Energy Performance Certificate is available on request.

RATABLE VALUE

The property has a current Rateable Value of £110,000 as 'Offices and Premises'.

PLANNING

Interested parties should make their own enquiries to the Trafford Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

TERMS

Upon application.

VAT

All prices are quoted exclusive of but may be subject to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful occupier.

FURTHER INFORMATION / VIEWINGS

Strictly by appointment with joint agents Davies Harrison and Edwards & Co.

DAVIES HARRISON

Rick Davies

07831 658 804

rick@daviesharrison.com

John Harrison

07767 648 094

john@daviesharrison.com



EDWARDS & CO

Andrew Timms

0161 833 9991

07843 674 231

andrew@edwardsandco.com

Edwards & Co