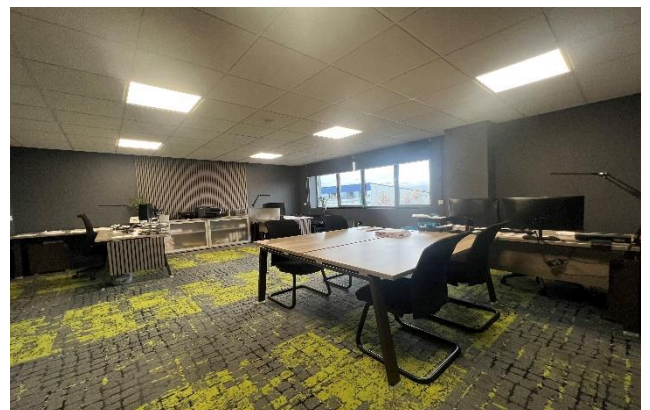


Unit 4, Platinum Road, Trafford Park, M41 7LJ

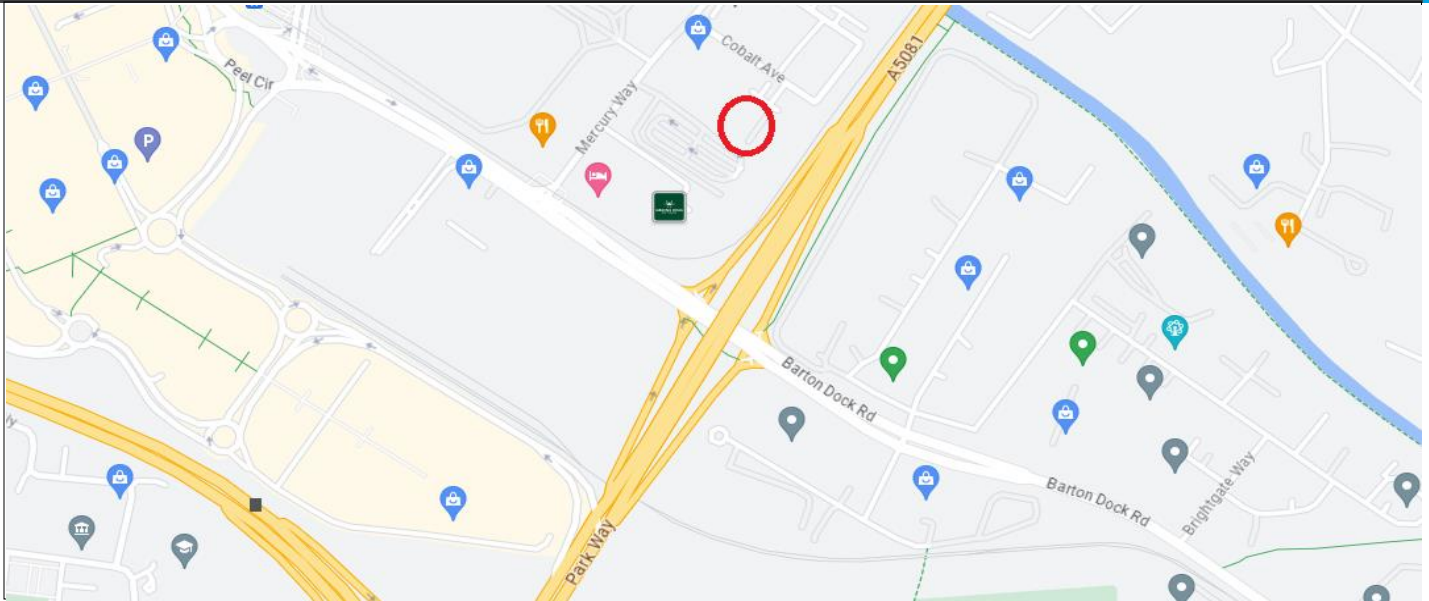
**C2,787 sq ft**

Modern Single storey warehouse with offices

- Level access loading door
- 6.9 – 7.8metre eaves
- WCs, kitchen, shower and offices
- **RENT ON APPLICATION**



## Unit 4, Platinum Road, Trafford Park, M41 7LJ



### Location

The unit is located in Platinum Road located in the heart of Trafford Park. The property is conveniently located being only 0.5 miles from Junction 9 of the M60 and within walking distance of the Trafford Centre.

### Description

The property comprises of a single storey modern warehouse benefiting from the following:

- A single electric loading doors
- WCs, a shower and kitchen
- High quality offices
- Dedicated parking spaces
- 3phase electricity
- Up to 7.8metre eaves

### Rental

The property is available on a leasehold basis.

The rent is available on application.

### 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

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with joint agents BCReal Estate. Please contact:

**John Barton**

[john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

**Gary Chapman**

[gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)