



Incom House, Waterside, Trafford Park, M17 1WD

**Circa 10,025 sq ft**

Detached unit with offices available on flexible lease terms

- Available on flexible lease terms
- Secure yard and car parking
- Level access loading
- An abundance of car parking
- **RENT ON APPLICATION**



## Incom House, Waterside, Trafford Park, M17 1WD



### Location

Incom House is located on Waterside, sandwiched between Trafford Wharf Road and Wharfside Way.

The property is located close to Old Trafford and is approximately 3 miles of Manchester City Centre

### Description

The property comprises of a detached warehouse unit and benefits from the following

- Circa 5.8 metres to the underside of the haunch
- A large secure yard
- The unit has level access loading
- Integral offices
- WCs
- An abundance of parking

There is also an additional circa 15,000 sq ft of offices available if required. As much or as little of the office accommodation can be offered alongside the warehouse.

### 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 agents BC Real Estate . Please contact:

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