

**Unit 4 Centenary Link
Centenary Way
Trafford Park
Manchester
M17 1EB**

TO LET

- Warehouse/Industrial Unit
- 14,405 Sq Ft
- Service Yard:725 Sq Yds



AXIS
PROPERTY CONSULTANCY

**0161 300 7760
www.axisllp.com**

- Large Yard & Generous Parking
- Two Roller Shutters
- Prime Location
- Secure Estate

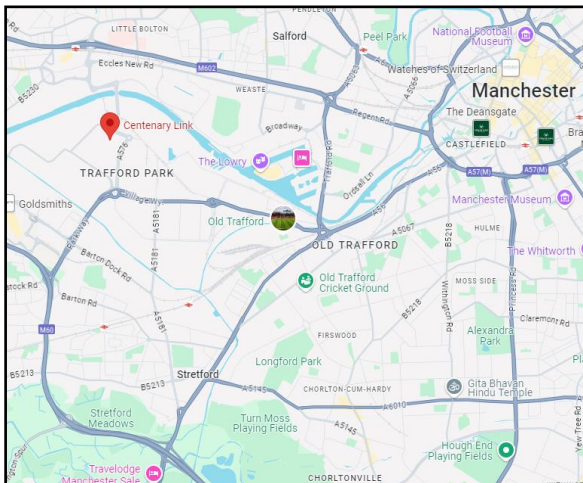
Location

Centenary Link Industrial Estate is a premium, extensively refurbished industrial park located in the heart of Trafford Park.

The estate fronts Centenary Way & Guinness Circle circa 1.6 miles from Junction 9 of the M60 orbital motorway, accessible via Village Way.

The property lies 0.8 miles from Parkway Metrolink Tram Stop, offering services to the Trafford Centre and Manchester City Centre.

Occupiers within the estate include Insync Ltd, Nerdy Banana, and C & R Global Logistics.



(Google Maps, 2024)



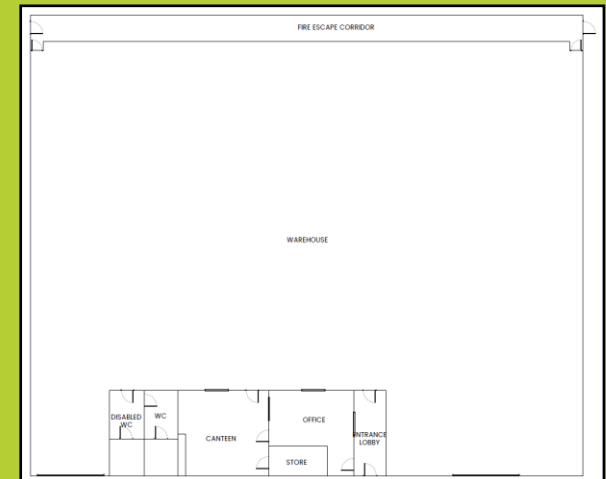
Description

Floor	Area (Sq m)	Area (Sq ft)
Warehouse	1,278.0	13,756
Office	60.3	649
Total	1,338.3	14,405



The Estate is provided with double electric automated security gate with intercom access and perimeter palisade fencing. The property comprises a recently refurbished industrial warehouse of steel framed construction. The unit is a regular shape with the benefit of two electric service level access doors measuring circa 4.3m x 5.6m and 4.3m x 7.6m. The central office/administration block includes two W/Cs, an office, store, and canteen area.

The property has had an extensive refurbishment in recent years and benefits from a large service yard of circa 725 Sq Yds.



Contact

Planning

Interested parties should consult direct with the Local Planning Authority.

Viewings

All viewings strictly by appointment only and to be arranged through sole agent Axis Property Consultancy LLP.

Terms

The property is available by way of an assignment with a current rent passing of £94,238 pax (circa £6.54 psf) for a term of 5 years from 21/10/2021 on FRI terms, subject to a Schedule of Condition.

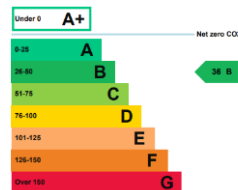
A new lease would be considered subject to agreement and landlord's consent.

Service Charge

TBC

EPC

B36 (Valid until 24th November 2030)



VAT

We understand that VAT is payable.

Legal Fees

Each party will be responsible for their own legal fees incurred in the preparation of legal documentation.

Contact

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