TENAX CROSS 2
TENAX ROAD, TRAFFORD PARK, MANCHESTER
TO LET – HIGH QUALITY INDUSTRIAL WAREHOUSE UNIT IN A PRIME LOCATION
51,500 sq ft (4,784 sq m)
WITH SECURE YARD

- Fully Refurbished
- 10m eaves
- 40 Kn / m2 floor loading
- 350 Kva power supply
- 7 dock level doors
- 3 level access doors
TENAX CROSS

TENAX ROAD, TRAFFORD PARK, MANCHESTER

TO LET – HIGH QUALITY / INDUSTRIAL WAREHOUSE UNIT

51,500 sq ft (4,784 sq m)
WITH SECURE YARD

Features
- Portal frame warehouse
- 10m eaves
- 40 Kn / m2 loading
- 350 Kva power supply
- 7 dock level doors
- 3 level access doors
- Loading canopy
- Two-storey offices
- Secure yard
- Separate car parking (82 spaces)

Location
The site is located just off Tenax Circle, close to Tenax Road in the heart of Trafford Park.

- Within 0.5 miles of Junction 9 of the M60 orbital motorway via Parkway (A5081)
- Within 1 mile of Junction 2 of the M602, providing access to the national motorway network
- Approximately 4 miles west of Manchester City Centre
- Approximately 8 miles north of Manchester Airport
Accommodation

<table>
<thead>
<tr>
<th></th>
<th>Warehouse</th>
<th>46,500 sq ft</th>
<th>4,320 sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor office</td>
<td>2,500 sq ft</td>
<td>232 sq m</td>
<td></td>
</tr>
<tr>
<td>First floor office</td>
<td>2,500 sq ft</td>
<td>232 sq m</td>
<td></td>
</tr>
<tr>
<td>Total area</td>
<td>51,500 sq ft</td>
<td>4,784 sq m</td>
<td></td>
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</tbody>
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10m EAVES

46,500 SQ FT
WAREHOUSE
TENAX CROSS 2
TENAX ROAD, TRAFFORD PARK, MANCHESTER
TO LET – HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT
51,500 sq ft (4,784 sq m)
WITH SECURE YARD

TERMS
The property is available by way of a new lease on terms to be agreed.

VAT
Prices quoted are exclusive of, but may be liable to VAT.

Business Rates
We would advise interested parties to contact the Local Authority for further information.

EPC
An EPC is available on request.

Legal Costs
Each party to bear their own legal costs.

Viewing
Strictly by appointment with the sole agent.

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