

INDUSTRIAL INVESTMENT FOR SALE

**19,514 Sq Ft (1,812.90 Sq M)
Let to Challenge 4 Change Limited**



**373 TRAFFORD PARK ROAD,
TRAFFORD PARK,
MANCHESTER, M17 1BN**

- Rent - £65,000 per annum
- Extensive tenant fit out as an activity centre
- Prime industrial location

334 Deansgate, Manchester M3 4LY
www.wignallbrownlow.co.uk

0161 839 6409

Location

The property is situated on the south side of Trafford Park Road, close to the junction with Village Circle and Village Way (A5081), the main estate road through Trafford Park.

Located in the centre of Trafford Park, the property is approximately 3 miles south west of Manchester City Centre and within 2 miles of both the M60 and M602 Motorways.

Description

The property is the former Tate & Lyle building, comprising a brick built high bay warehouse (12 metre eaves), with integral two storey offices and a secure yard to the side.

The property has been fitted out by the existing tenant, Challenge 4 Change, as an activity centre, with climbing walls, high access climbing ropes and gantries and associated equipment.

The property is of steel frame construction, built in three bays, clad in brickwork, beneath pitched profile metal clad roofs. There is also a flat roofed section. The front elevation incorporates four roller shutter loading doors and there are casement windows to the upper level and side elevations. Externally there is a secure yard to the side and a parking/loading area to the front.

The property extends to approximately 1.812 sq m (19,500 sq ft) on 0.18 ha (0.44 acres).

Accommodation

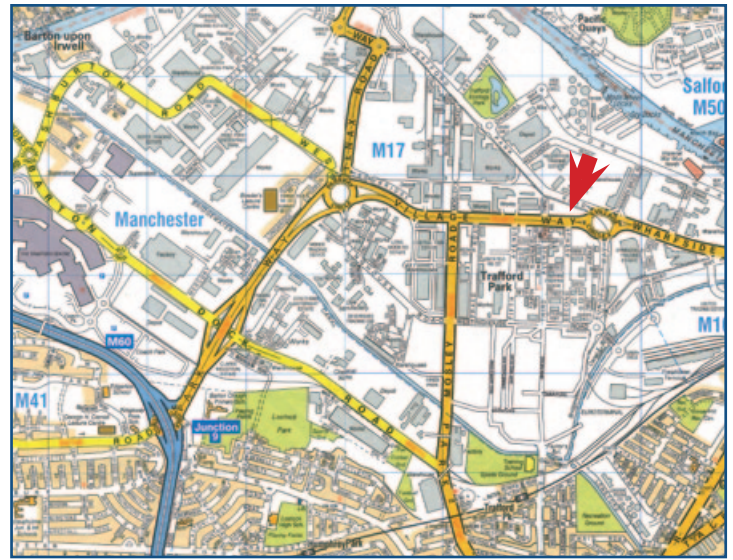
Description	Area (sq ft)	Area (sq m)
Warehouse	10,698	993.86
Ground & First Floor Offices	7,459	692.94
Second Floor Storage	1,357	126.08
TOTAL	19,514	1,812.90



Rateable Value

The property is described in the Rating List as 'Activity Centre' at a Rateable Value of £43,000.

The current Uniform Business Rate for 2011/12 is 43.3p.



Tenure

The tenure is freehold.

The property is let for a term of 10 years from 19 December 2008 to Challenge 4 Change Limited (with Economic Solutions Limited as Guarantor), at a passing rental of £65,000 per annum, subject to 5 yearly rent reviews. The lease is drawn on effective full repairing and insuring terms. The repairing obligation is limited by way of a schedule of condition. There is a tenant's break option at the end of the fifth year of the term, subject to giving not less than twelve months notice.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

We understand an Option to Tax has been notified to H M Revenue & Customs on 9 November 2007.

Terms

Guide price - £600,000, subject to contract.

Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.



SUBJECT TO CONTRACT
DATE OF PUBLICATION - FEBRUARY 2012

0161 839 6409