



chancerygateTraffordPark

last unit  
remaining  
2,472 SQ FT  
(230 SQ M)

## Industrial/warehouse units to let at Ordinal Street, Trafford Park, Manchester

This secure gated development provides an opportunity to acquire flexible industrial space within the Trafford Park Village area of Manchester. The units provide a minimum height of 6m to the underside of haunch, 4.5m high loading doors and first floor levels providing additional storage space or the opportunity to create office accommodation.

[www.chancerygate.com](http://www.chancerygate.com)

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## location

Ordinal Street is situated within the well established Trafford Park Village area, located off Village Way (A5081), and accessible via Junction 9 of the M60 Motorway. The new units are located on a secure gated site positioned between 1st and 2nd Avenue, and benefit from a main bus route and cycleways running directly to the scheme. This location is also well served by banks/cash machines, retail facilities and public houses in the local vicinity.

## travel distances

Trafford Park Railway Station 0.8 miles  
 M60 (Junction 9) 2.5 miles  
 Manchester City Centre 3.3 miles  
 Manchester City Airport 7.9 miles

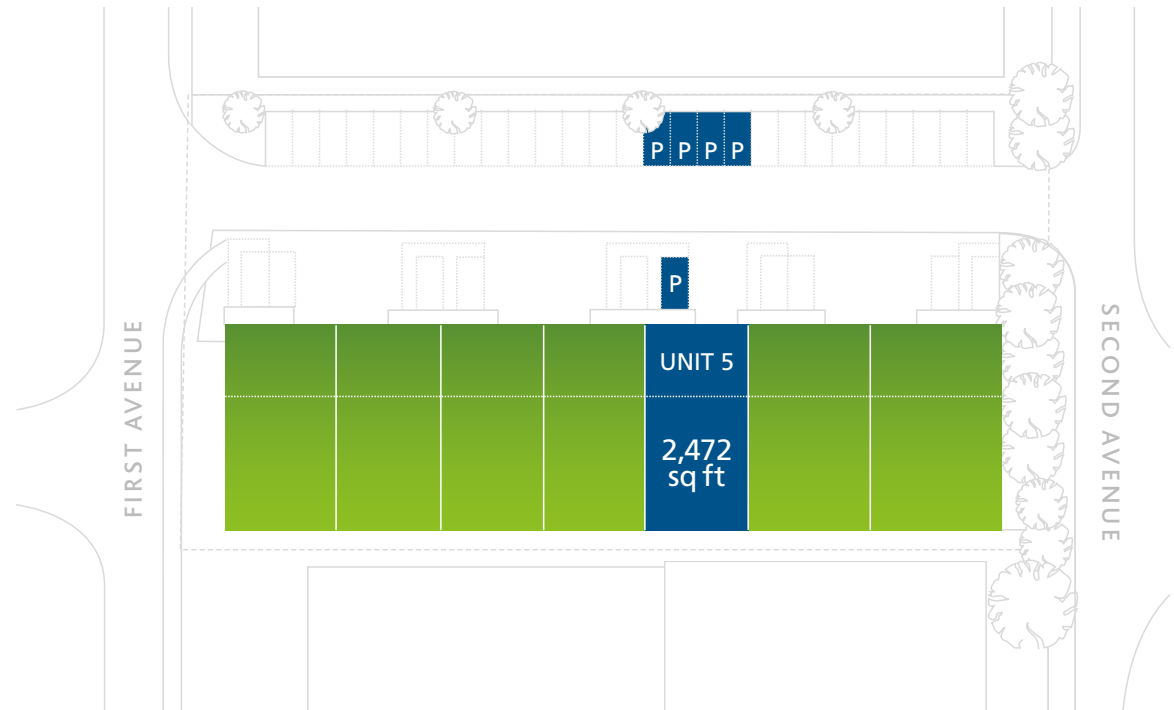
## amenities

- Minimum clear heights of 6m
- 30kN per sq m floor loading
- 3 phase electricity
- Mezzanine floor providing additional office and showroom/storage area
- 4.5m high electrically operated loading doors
- Four car parking spaces



## accommodation

all areas are approximate on a GIA basis



## EPC

EPC B (42)



## terms

The units are available on a Leasehold basis.

Examples of similar developments by Chancerygate



a development by:

**Chancerygate**

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