

TO LET

9 AVOCADO COURT, COMMERCE WAY, TRAFFORD PARK M17 1HW



MODERN GROUND FLOOR OFFICE SUITE

2,548 SQ FT (236.71 SQ M)

- Air conditioning
- Full access raised floors
- LED lighting
- Suspended ceiling
- Power & network cabling installed
- Solar PV system
- 10 Car parking spaces
- EV Charging point

CANNING O'NEILL

THE NORTH WEST'S SPECIALIST OFFICE AGENTS

6 Hewitt Street, Manchester, M15 4GB
0161 244 5500 canningoneill.com



LOCATION

Avocado Court is located within the heart of Trafford Park which is an established business park. The building benefits from numerous retail and leisure facilities located close by at Third Avenue and at the Trafford Centre.

Located just 3 miles from Manchester City Centre and 1 mile from Salford Quays, it boasts a favourable location for many. There is also easy access to the regional motorway network via Junction 2 of the M602 and junctions 9 and 10 of the M60 are located within approximately 1 mile.

AVAILABILITY

Ground Floor - 2,548 sq ft (226.71 sq. m)

QUOTING RENTAL

£15.50 psf inc. car parking spaces

CAR PARKING

10 car parking spaces included in the rental

VIEWING

Strictly by appointment with the letting agents Canning O'Neill.
James Dickinson (james@canningoneill.com) - 0161 244 5500.

October 2023 - Subject to contract

ACCOMMODATION

The office suite is pre-installed with power & network cabling. The building has been finished to a high specification which includes air conditioning, full access raised floor and suspended ceiling incorporating LED light fittings.

A solar PV system has been installed on the roof which will provide a beneficial reduction in the electricity bills.

VAT

All rents and other outgoings (where applicable) are quoted exclusive of VAT.

BUSINESS RATES

The ingoing tenant will be responsible for the payment of non-domestic rates directly to Trafford MBC.

SERVICE CHARGE

A small service charge will be levied by the landlord in terms of sharing the running costs of the building.