

lot 42

# Parkway 4, Longbridge Road Trafford Park, Manchester M17 1SN

Rent  
**£130,250**  
per annum  
exclusive

### Prominent Industrial/Office Investment

- Entirely let to Coats Property Management Limited (sublet to and occupied by Avoca Technical Limited)
- Prominent position within Trafford Park, the North West's premier industrial location
- Approximately 2,530.90 sq m (27,243 sq ft)
- Approximate site area of 0.54 hectares (1.34 acres)
- On-site car parking
- Six Week Completion

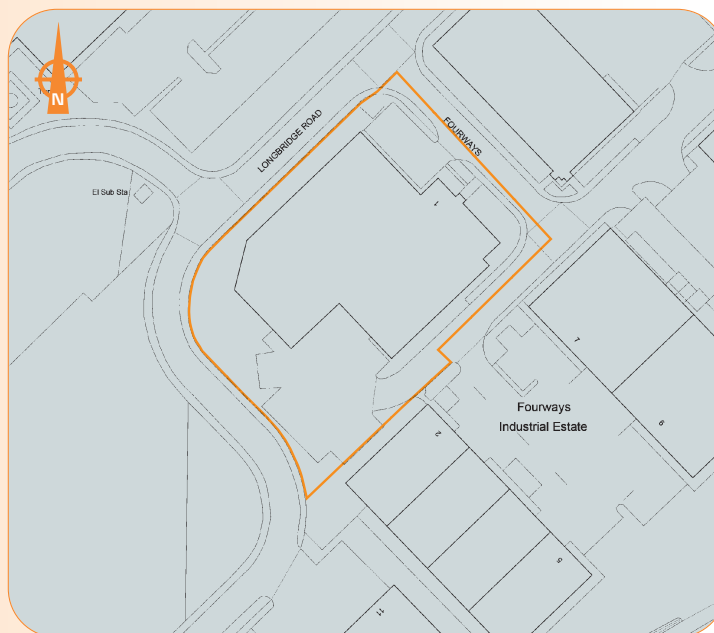
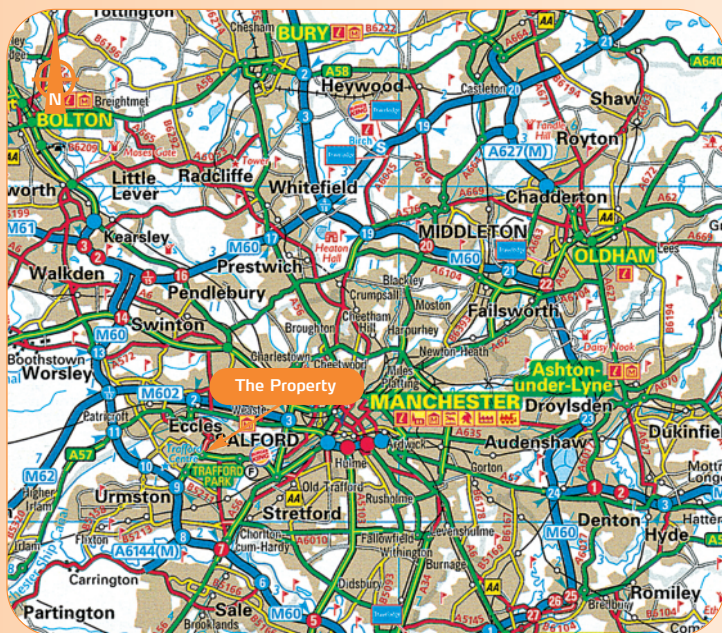


On behalf of  
**The co-operative** estates



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**Location**

Miles: 4.5 miles west of Manchester City Centre  
28 miles east of Liverpool  
45 miles south-west of Leeds  
Roads: A576, A5081, M60 (Junction 10), M602 (Junction 2)  
Rail: Eccles (Manchester) Rail  
Air: Manchester International Airport

**Situation**

The property is situated in a prominent location on the western side of Longbridge Road within Trafford Park. Trafford Park is the North West's premier industrial location situated 4.5 miles west of Manchester City Centre and houses occupiers including Kellogg's, Adidas, Proctor & Gamble and L'Oreal. Other nearby occupiers include DHL, The Guardian, City Link and NHS.

**Description**

The property comprises a substantial warehouse with a minimum eaves height of 4.85 metres and benefits from integral two storey offices to the front. The property has a separate loading area to the rear and parking for some 20 cars. The site extends to approximately 0.54 hectares (1.34 acres).

**Tenure**

Virtual Freehold. Held for a term of 999 years from 18th May 2004 until 17th May 3003 at a fixed rent of £100 p.a.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Warehouse	2,232.22 sq m (24,028 sq ft)	<b>COATS PROPERTY MANAGEMENT LIMITED</b> (Guaranteed by Tootal Group Limited) (1) (2)	24 years from 15/11/1991 on a full repairing and insuring lease	£130,250	24/12/2015
First/Second	Offices	298.68 sq m (3,215 sq ft)				
<b>Totals</b>		<b>2,530.90 sq m (27,243 sq ft)</b>			<b>£130,250</b>	

(1) For the year ending 31st December 2011, Tootal Group Limited reported a net worth of £117,461,000. Tootal Group Limited are a subsidiary of Guinness Peat Group plc who for the year ending 31st December 2011 reported a turnover of £1,141,000,000, pre-tax profits of £53,000,000 and a net worth of £433,000,000. (Source: www.riskdisk.com 26/04/2013).  
(2) The property has been sublet to Avoca Technical Limited who are a key supplier and converter of industrial textiles to the furniture & bedding and apparel industry. (www.avoca-group.co.uk 24/04/2013)

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