

# For Sale – Industrial Investment

## Discovery Works

Unit 3, Third Avenue, Trafford Park Road, Trafford Park, M17 1BW



Christopher Dee

# Discovery Works

## Summary

- Single Let Industrial Investment Opportunity in the Northwest's foremost industrial park.
- Trafford Park is the Northwest's principal industrial location and one of the most significant distribution warehouse locations within the UK.
- The building has been recently refurbished to a high specification achieving an EPC B Rating.
- The property extends to 10,107 sq ft.
- Let to the Charitable Trust City of Trees by way of a new 5-year lease expiring 30th April 2028. There is a mutual option to break on 30th April 2026.
- Passing Rent of £75,000 pa reflecting a low base rate of £7.42 psf.
- Uncapped RPI Indexed rent review on 30th April 2026.
- Freehold.
- Seeking offers in excess of £1,000,000 (One Million Pounds) which reflects a NIY of 7.09% assuming purchasers' costs of 5.75%.



# Discovery Works

## Location

Trafford Park is situated 3.2 km (2 miles) southwest of Manchester city centre and benefits from excellent motorway communications. It has direct access from junctions 9 and 10 of the M60 to the south and Junction 2 of the M602 to the North.

The park itself is one of the oldest industrial estates in the world and currently extends to approximately 1,146 hectares (2,750 acres). It represents the most significant industrial and distribution location in the region.

In recent years Trafford Park has witnessed substantial regeneration and redevelopment and is currently home to over 1,400 companies employing over 44,000 people.

Regular freight services (5 daily arrivals/departures) operate from the Trafford Park Euro Terminal which has an annual capacity of 100,000 containers and is one of only nine such terminals serving the UK.

Communications into the Park have been further enhanced by Manchester's Metrolink (tram system), linking the Park to the city centre (approximately 9 minutes) and all stations to Bury to the north and Altrincham and Eccles (via Salford Quays) to the South

Recent further expansion of the system through Trafford Park provides a direct link to the Trafford Centre.



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## Situation

The Property is situated in the heart of Trafford Park, immediately off Trafford Park Road, one of the main estate roads to the Park.

The site benefits from excellent access to the motorway network, approximately 2 miles from both J9 of the M60 and J2 of the M602 motorway, forming the Manchester Outer Ring Road.

Furthermore, the property is situated just a two-minute walk from the Village Metrolink Station which serves Trafford Park.

Salford Quays and Media City UK are just North of the property and Old Trafford Football Stadium is just a short walk to the East.

Other Notable nearby occupiers include:

- Amazon
- Kelloggs
- Adidas
- Loreal
- Vanguard Logistics



**Christopher Dee**

# Discovery Works

## Description

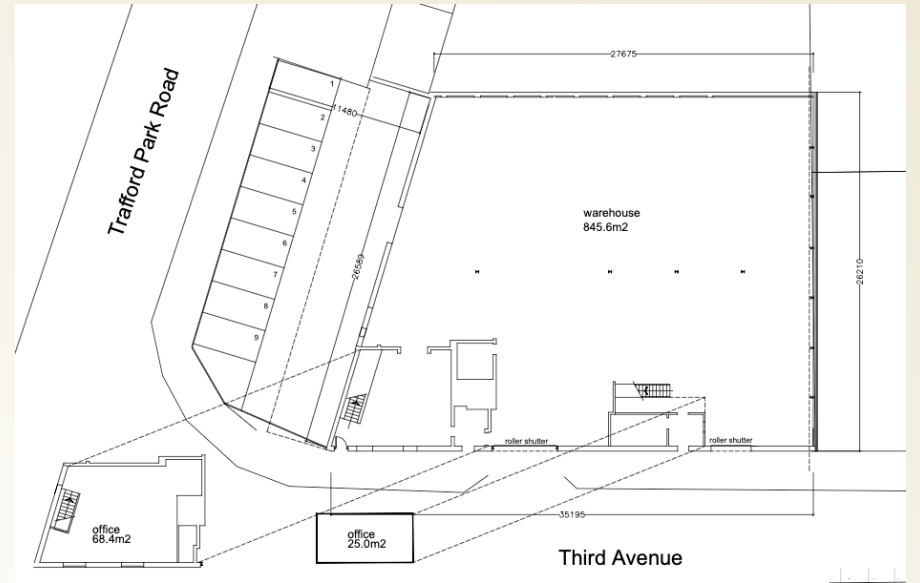
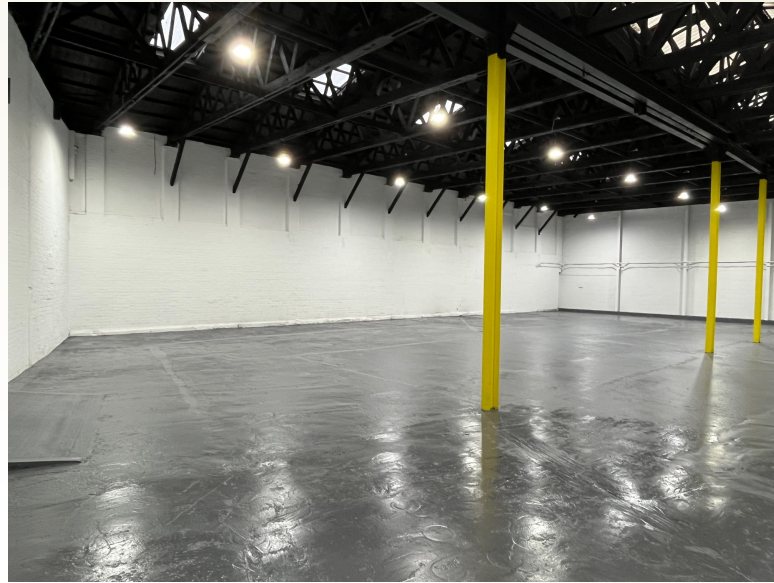
Discovery Works comprises of a single storey warehouse with ancillary office accommodation extending to 10,107 sqft.

The property has recently undergone a full refurbishment by the landlord. The unit now benefits from the following upgrades:

- 3 roller shutter doors
- A secure yard / car park
- LED lighting to the warehouse
- EPC B Rating

## Accommodation

Area	Sq Ft
Ground Floor	9,102
First Floor Offices	1,005
Total	10,107



# Discovery Works

## Tenancy

The entire premises are let on the following basis:

Date of Lease	1 <sup>st</sup> May 2023
Tenant	City of Trees Trust (Charity number 1202636)
Term	5 Years
Commencement Date	1 <sup>st</sup> May 2023
Expiry Date	30 <sup>th</sup> April 2028
Break Date	1 <sup>st</sup> May 2026 (Mutual Break on six months notice)
Passing Rent	£75,000 pa
Review Dates	1 <sup>st</sup> May 2026
Basis of Review	Upwards Only Uncapped RPI
Repair	Landlord has obligation to repair roof, otherwise FR&I limited by a schedule of condition
LTA 1954	The lease is outside of the act

## Covenant

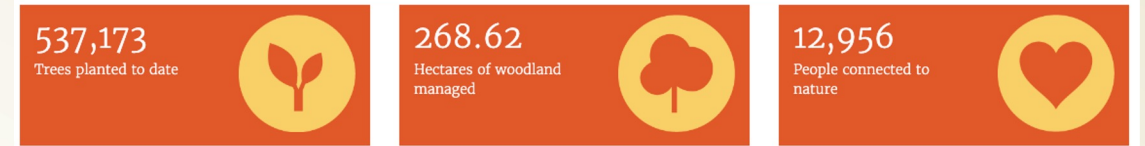


Manchester City of Trees are a charitable trust based out of Manchester, originally launched in November of 2015, it is the result of an ambitious partnership between The Oglesby Trust and Community for Trees (CFT).

City of Trees' aim is to deliver a green recovery and to tackle the climate emergency head on, through planting trees and restoring woodlands for the people and wildlife of Greater Manchester. Working with communities, organisations, and businesses to build an ambitious movement, dedicated to planting a tree for every citizen within just five years.

City of Trees website can be viewed at the following link:  
<https://www.cityoftrees.org.uk>

### City of Trees in numbers



## Tenure

The property is held Freehold.

# Discovery Works

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## Proposal

We are seeking offers in excess of

**£1,000,000**

(One Million Pounds)

This reflects a net initial yield of 7.07% assuming purchaser's costs of 5.75%.

## VAT

The property is registered for VAT. It is anticipated the sale will be treated as a TOGC.

## For More Information

For further information or to arrange a viewing, please contact:

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