

**fisher
german**

Unit 4 Littlers Point

Second Avenue, Trafford Park, Manchester, M17 1LT

Leasehold
Modern Light Industrial Unit
Refurbished

4,933 sq ft (458 sq m)



To Let | £35,000 per annum



Key information



Rent
£35,000
per annum



EPC rating
C: 75



Rateable value
£31,750



Service Charge
To be confirmed

Unit 4 Littlers Point

Littlers point is an attractive landscaped estate that is securely fenced and gated. It comprises 6 units in two facing terraces around a central courtyard with dedicated parking for each building.

Unit 4 provides good quality, modern, light industrial accommodation that has been refurbished to a high standard. The premises has an integral fitted office as well as new LED lighting to warehouse, new kitchenette plus male/female WCs and central heating to the office.

The eaves height to underside of haunch is 3.6m rising to 5.6m at the apex.

Amenities



Dedicated
Parking



Roller
Shutter
Doors



3-Phase
Electricity



Out of Hours
Security



Kitchenette



Integral Fitted
Offices



Major Retail
Scheme nearby



M60 & M602
Links

Location

Littlers Point is situated within The Village between Westinghouse Road and Village Way in the heart of Trafford Park, one of the largest Industrial estates in Europe. The Park covers approximately 1,200 acres and is home to approximately 1,400 businesses which represents one of the largest concentrations of industrial and warehousing space in the UK.

The M60 and M602 motorway junctions are within a short distance.

Address: [Unit 4 Littlers Point, Second Avenue off Westinghouse Road, Trafford Park, M17 1LT](#)

What3words: [///sleeps.music.wacky](#)

Locations

The Trafford Centre: 2.8 miles

Central Manchester: 3.5 miles

Salford Quays: 1.2 miles

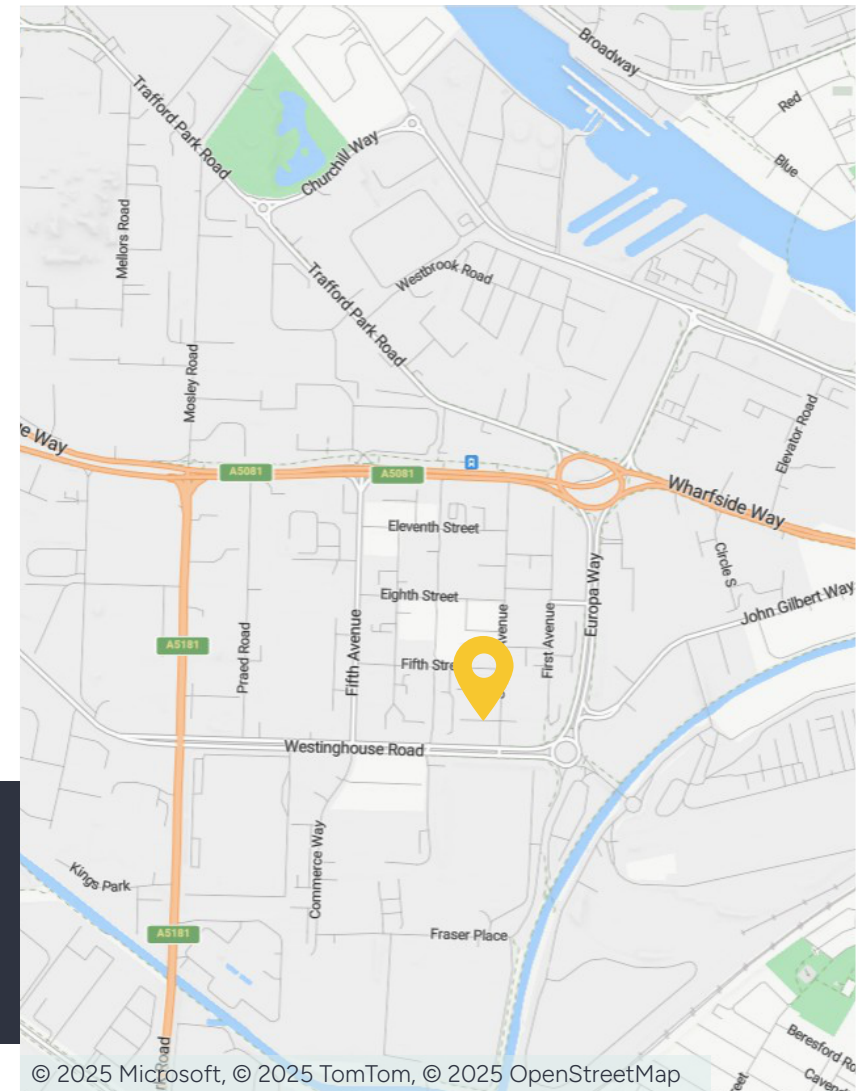
Nearest station

Parkway Tram Stop: 0.9 mile

Imperial War Museum Tram Stop: 0.8 mile

Nearest airport

Manchester Airport: 9 miles



Further information

Accommodation

Demise	Sq Ft	Sq M
Warehouse	4,202	390.37
Office	731	67.91
Total GIA	4,933	458.27

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Currently Rates Payable are £14,256 per annum subject to verification with the local rating authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is C:75.

Service Charge

A service / estates charge is payable in respect of the upkeep of the common parts.

Anti Money Laundering

The successful tenant will be required to submit

information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.





Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



David Newman

0161 214 4664

david.newman@fishergerman.co.uk



Erica Saxon

0151 242 8960

erica.saxon@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated April 2026. Photographs dated April 2026.



This brochure is fully recyclable