

For Sale



Manchester

370 Third Avenue, Trafford Village, Trafford Park, M17 1NW

Total Area: 2,779 sq ft (258 sq m)

Offers in the Region of: £430,000

Location & Description:

- **Trafford Village is a strategic commercial and industrial area located approximately 2 miles south-west of Manchester city centre, adjacent to Old Trafford and within Trafford Park. It benefits from excellent connectivity with direct access to the A56, and proximity to the M60 and M62 motorways. The area is also served by the Metrolink, with Trafford Bar and Exchange Quay stations providing frequent services across Greater Manchester.**
- **The area is part of the wider Trafford Park industrial estate, one of the largest business parks in Europe, home to major occupiers in logistics, warehousing and manufacturing.**
- **The locality is undergoing transformation, with mixed-use developments introducing modern residential, office and leisure schemes that complement it's established commercial base.**
- **The subject property occupies a prominent position fronting the A5081 (Village Way) and opposite the former Trafford Park Hotel.**

Demise:

Ground Floor Sales	2,573 sq ft (239.0 sq m)
First Floor	206 sq ft (19.10 sq m)
Car parking spaces	15

Price:

Offers in the region of £430,000.

Tenure:

Freehold with vacant possession.

VAT:

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

EPC:

Energy Performance Rating Assessment – C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) – £34,000.

Date Prepared:

February 2026

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

For further information, register interest, request a viewing and stay up to-date with this property please click the image below.



Contact Us:

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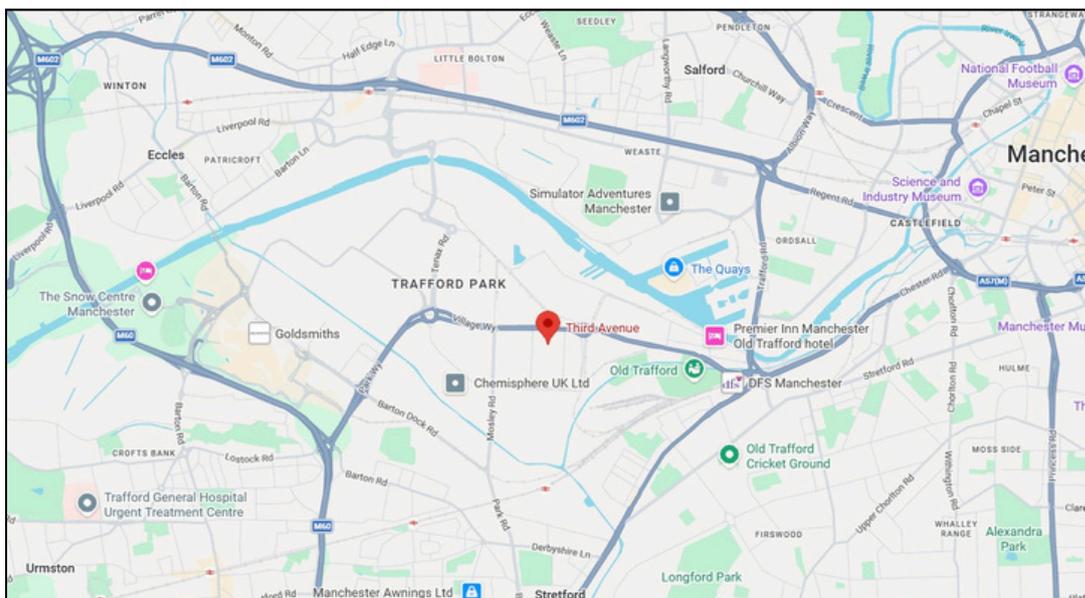
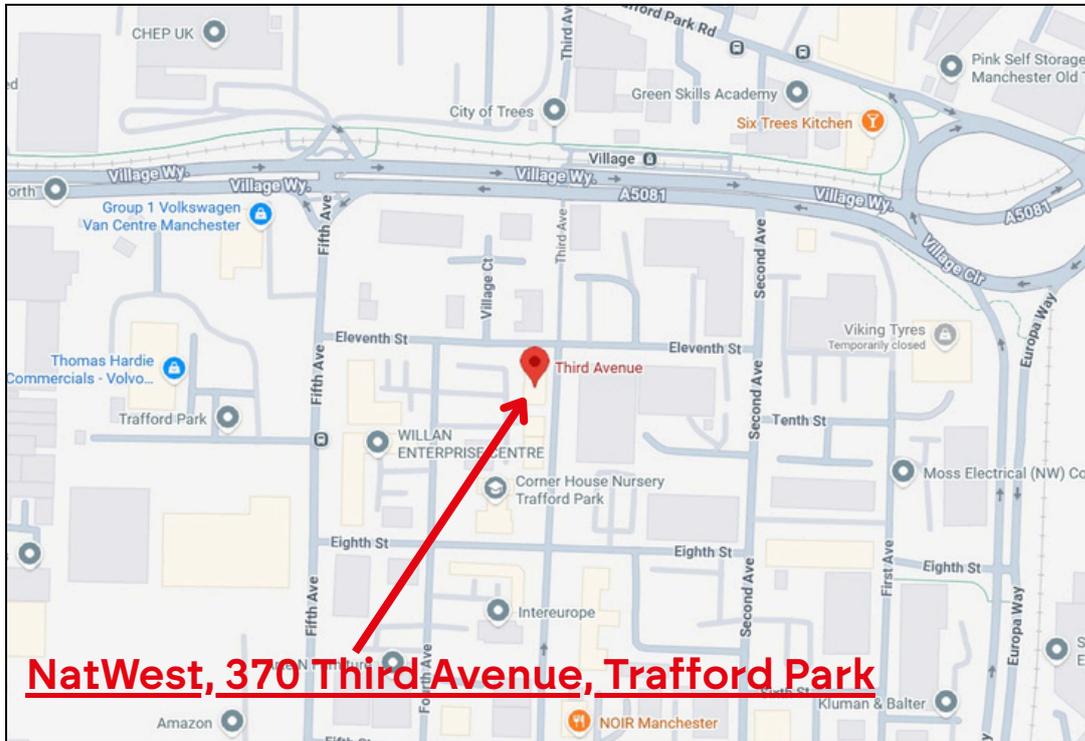
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