Barker Proudlove

Leeds Office:
0113 388 4848

To Let - Fully Fitted Unit



Manchester

Unit 15, The Snow Centre (formerly Chill Factore), M41 7JA

Total Area: 2,456 sq ft (228.17 sq m)
Rent: £30,000 pax

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Location & Description:

- **Located on the Trafford Park, a 500-acre campus of retail, leisure and commerce links to the city centre by road and tram. The site located is right next to Junction 10 of the busy M60 motorway.**
- **The Snow Centre is close to the Trafford Centre and Trafford Palazzo which together are one of the strongest regional retail and leisure hubs in Europe with 200 leading brands.**
- **A modern, purpose-built leisure development comprising the largest indoor ski slope in the UK with extensive on-site free car parking.**
- **Tenants include brands such as Rock Up, Snow & Rock, Simply Race, Evans, Nandos, Costa and Wetherspoons.**
- **The subject unit is located on the ground floor adjacent to The Fitness Store and has a floor to ceiling height of approx. 4.5m.**

Demise:
Ground Floor 2,456 sq ft (228.17 sq m)

Rent:
£30,000 per annum

Lease:
A new eFRI lease for a term of years to be agreed.

Service Charge:
On-account service charge for the current period stands at approximately £17,026 pax.

EPC:
Energy Performance Rating Assessment - C

Legal and Professional Fees:
Each party to bear their own costs.

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Rating Assessment:
Rateable Value (April 2026) £49,250.

Rates Payable 2026/2027 - £21,276.

Interested parties are advised to verify this information with the Local Rating Department.

Date Prepared:
November 2026

Contact Us:

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Joint Agent

Cushman & Wakefield
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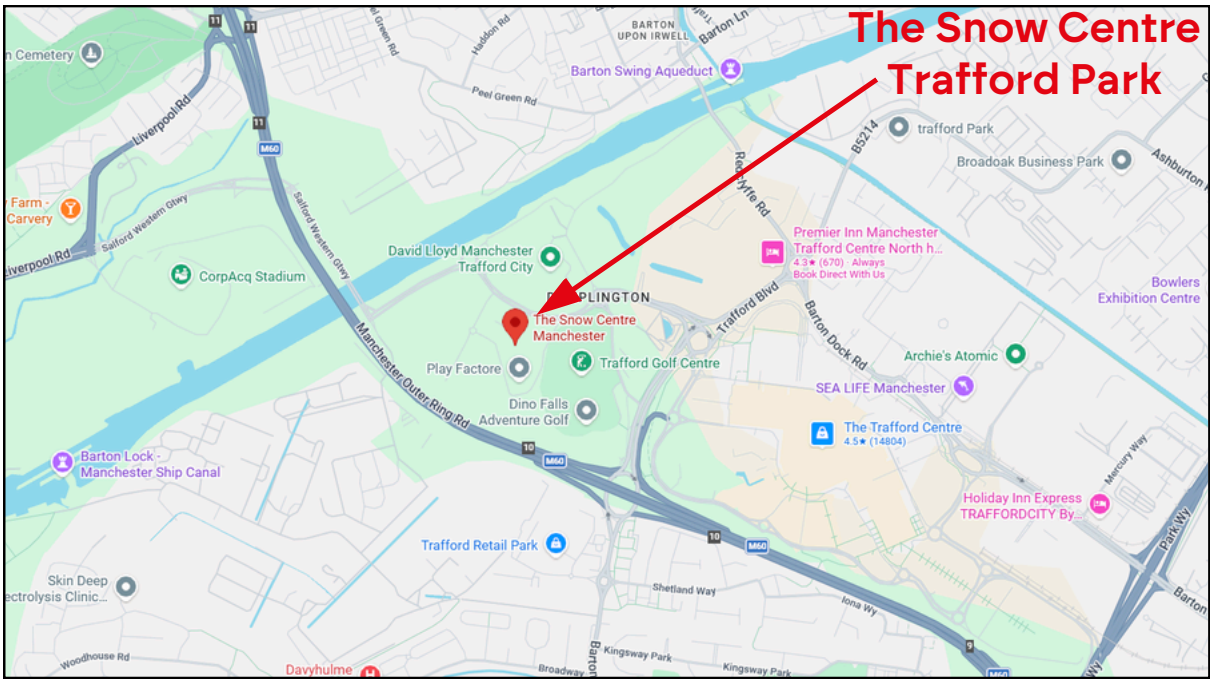

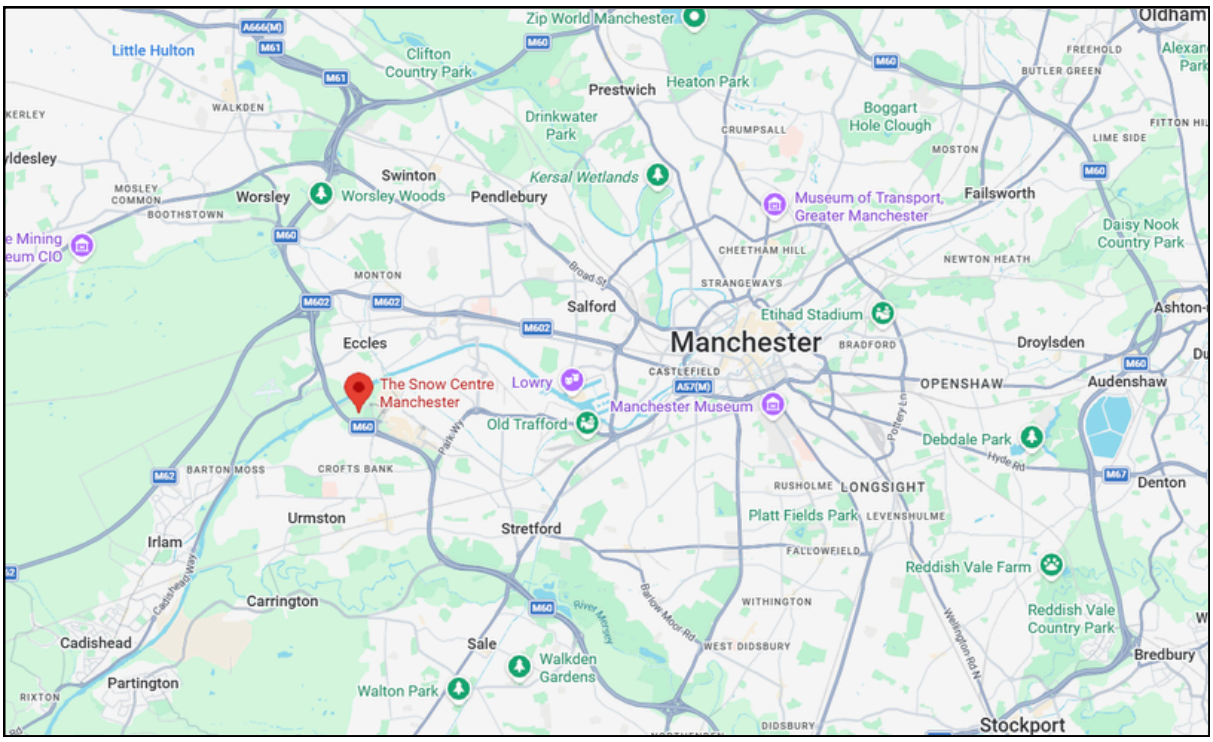

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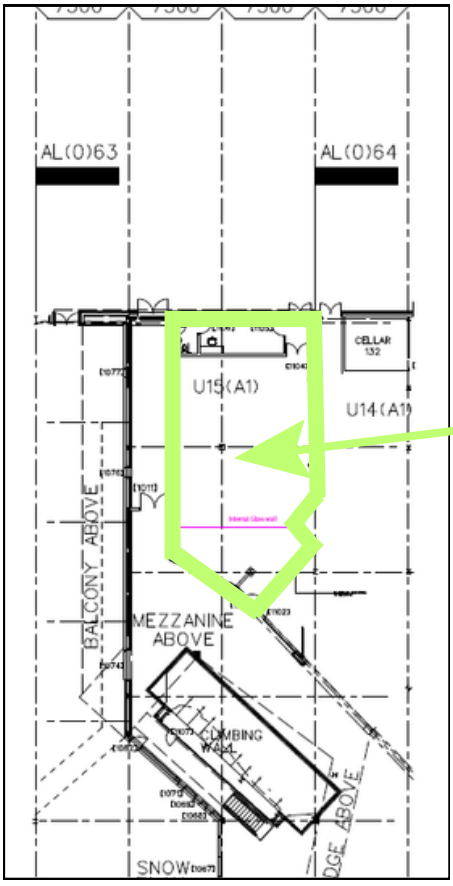
Subject Unit





Unit 15

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