

# Unit 2 Guinness Industrial Estate, Trafford Park, M17 1SD

# B8

0161 375 6000

[www.b8re.com](http://www.b8re.com)

TO LET

2,956 SQ FT



## LOCATION

The estate is situated just off Guinness Road, in the heart of Trafford Park and within 1.5 miles of junctions 9 and 10 of the M60 orbital motorway.

Junction 2 of the M602 motorway is within a mile of the estate.

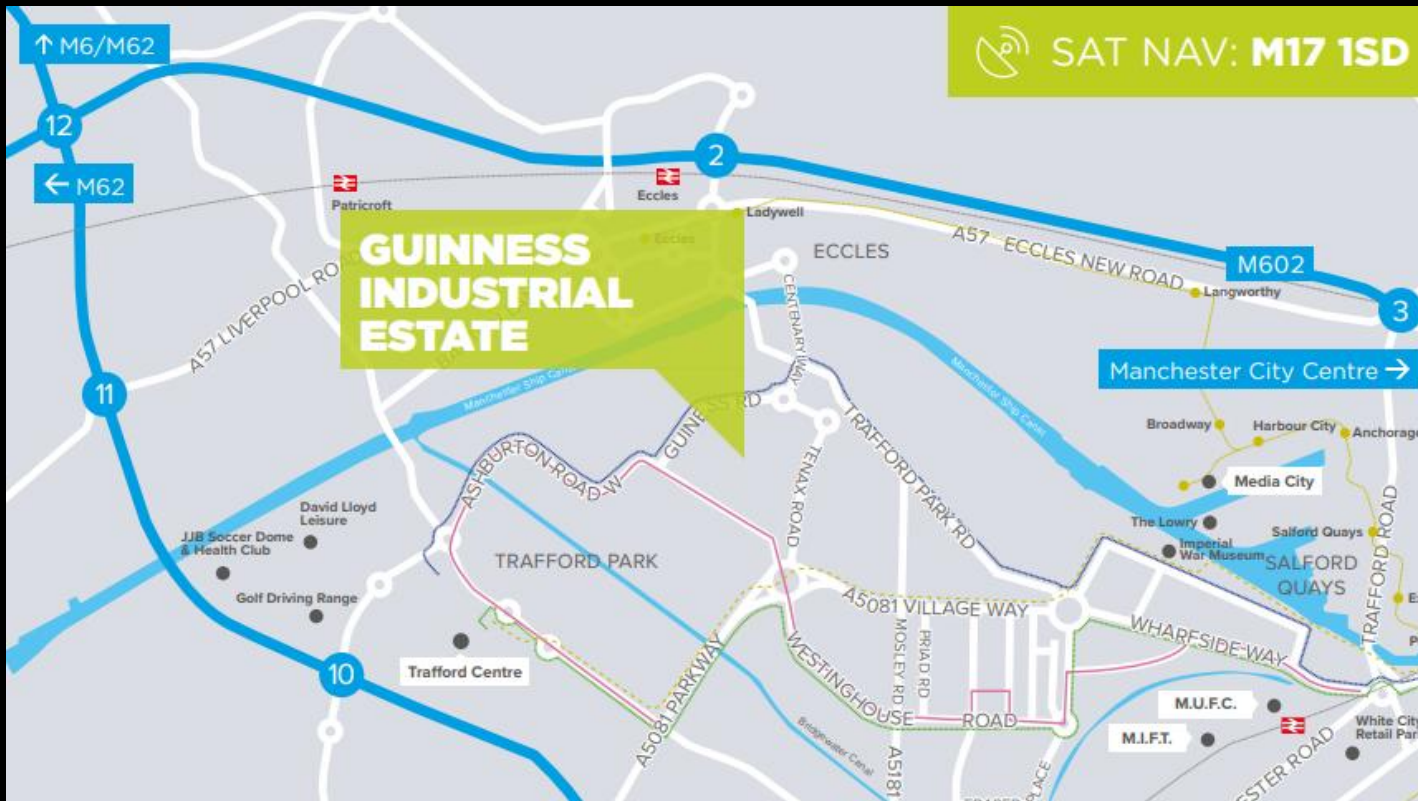
Manchester city centre lies approximately 4 miles east of the estate and Manchester Airport, 10 miles to the South.

## DESCRIPTION

The unit benefits from the following specification:

- One Level Access Loading Door
- Two Storey Offices
- Warehouse Lighting
- Secure compound area to the side
- Prominent position fronting Guinness Road
- Excellent motorway access





SAT NAV: M17 1SD

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## RENTAL

Available upon request

## TENURE

Units are available to LET.

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

## CONTACT

For further information please contact:-

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