

# Parkway Trading Estate, Manchester

Trafford Park,  
Manchester, M17 1SN

Warehouse units to let  
7,105 – 23,969 sq ft



Secure, self-contained yards

# Warehouse units to let

7,105 – 23,969 sq ft



7 m eaves height



Secure self-contained  
yard



Three-phase electricity



Motorway access



EPC rating B



Fully refurbished



LED lighting



Fitted offices

These fully refurbished steel portal frame warehouses are ideally located close to the M60 motorway, offering excellent accessibility. The units feature level-access roller shutter doors, an eaves height of 7 metres and secure, self-contained yards. They have a dedicated two-storey office space that is heated, well-lit and carpeted along with kitchen and WC facilities.

# Site plan & accommodation

Unit	Property Type	Area (Sq Ft)	Availability
Units 3 to 5	Warehouse	23,969	Immediately
Unit 8	Warehouse	7,105	Immediately
<b>Total</b>		<b>31,074</b>	

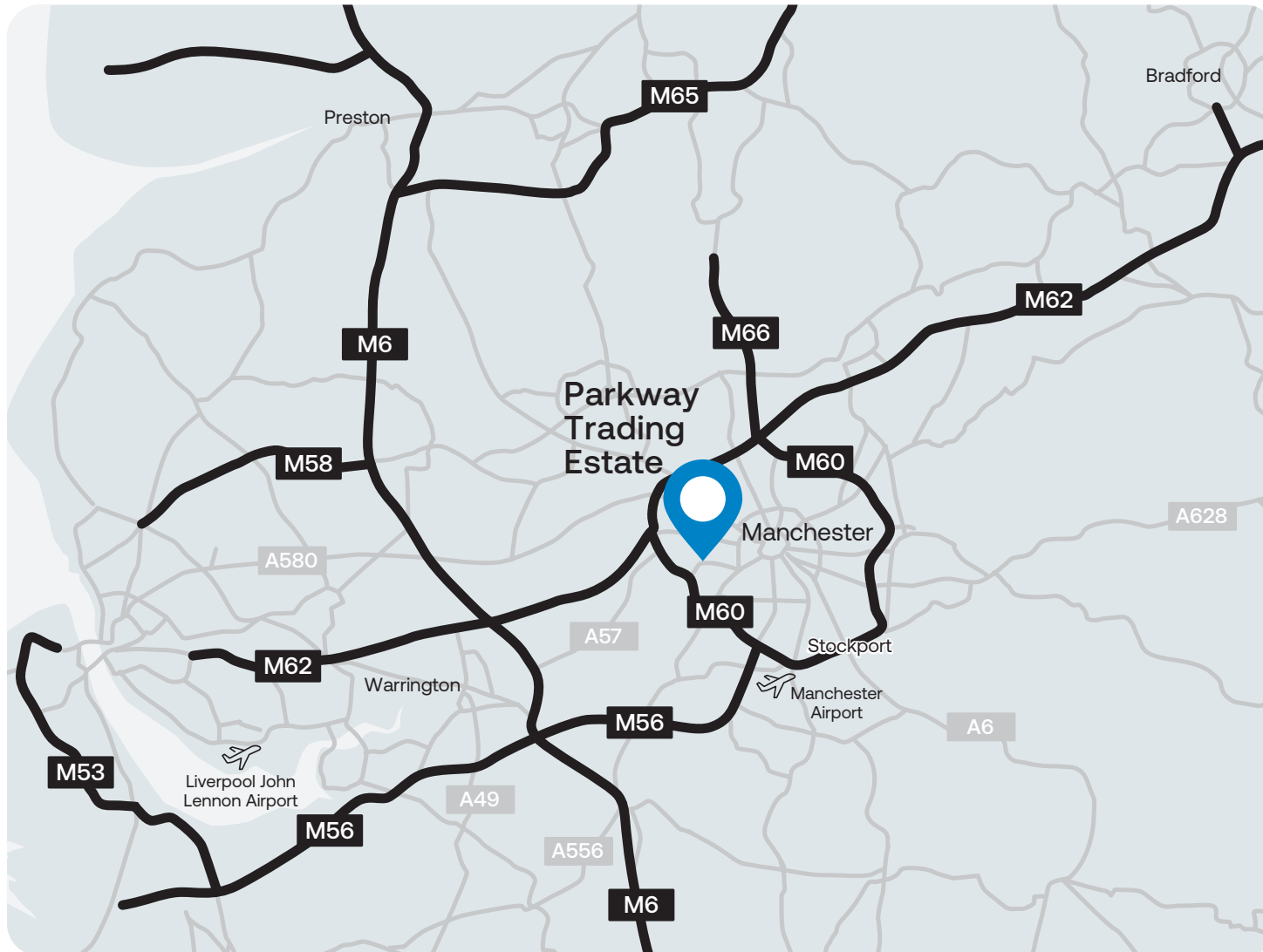








# Location



The property is situated on Longbridge Road, offering a prime position within Trafford Park. The property is approximately 1 mile from Junction 9 and 1.5 miles from Junction 10 of the M60 orbital motorway. Additionally, Manchester City Centre is situated less than 5 miles away, ensuring excellent accessibility.



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[Book a viewing](#)

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## Further information:

**EPC**  
EPC is available on request.

**Terms**  
Available on new full repairing  
and insuring leases.

**VAT**  
VAT will be payable where  
applicable.

**Legal Costs**  
All parties will be responsible  
for their own legal costs  
incurred in the transaction.

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