

Arrow Trading Estate

Audenshaw M34 5LR



TO LET INDUSTRIAL/WAREHOUSE/TRADE UNITS
3,023 – 21,574 sq ft (281 – 2,004 sq m)

www.arrowtradingestate.com

MANCHESTER CITY CENTRE

Etihad Complex

Arrow Trading Estate,
has a long and well
established community of
businesses, situated in a
flexible industrial estate
just 6 miles from the
centre of Manchester

M60 MOTORWAY (MANCHESTER RINGROAD)

J.24
M60

Arrow Trading Estate



With a wide range
of flexible workspaces,
Arrow can help you expand
as your business grows

Summary

Arrow Trading Estate, benefits from recently refurbished units, which incorporate new metal clad elevations, roller shutter doors and windows. Some units also have additional first floor office/storage areas and benefit from the following features:

- Offices in all units
- 3 phase electricity
- 10% roof lights
- LED lighting
- Male and female WCs
- Solid concrete floor



Location

Strategically located to great transport links and within only 1 mile of Junction 24 of the M60 motorway.

Arrow offers the perfect location for warehouse, industrial or trade counter units, all sat within a secure estate, providing faster transit times to the outlying districts and motorway network.



1 mile
to M60
(Jct.24)

6 miles
to Mcr
City Centre

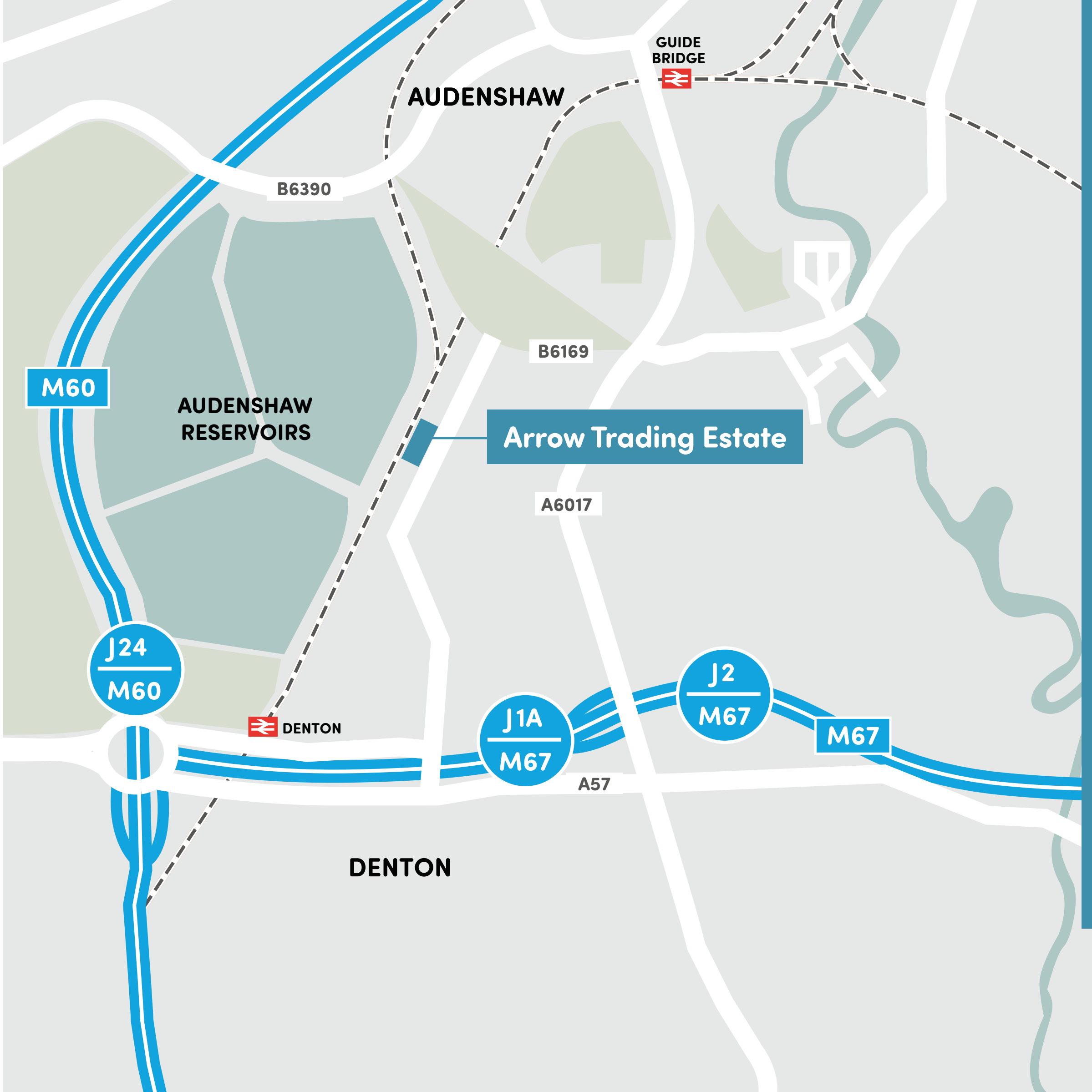


16 mins
(1 mile) walk to
Denton Station



Arrow Trading Estate

Audenshaw **M34 5LR**



TO LET INDUSTRIAL/WAREHOUSE/TRADE UNITS

3,023 – 21,574 sq ft (281 – 2,004 sq m)

For latest availability visit:
www.arrowtradingestate.com

Availability

UNIT	SQ FT	SQ M	
1A	43,597	4,050	Under offer
3A	10,136	942	To Let
3C	3,110	289	To Let
3D	3,023	281	To Let
6C	5,305	493	To Let
7B	1,291	120	Under offer
Total	66,462	6,174	





For latest availability visit:
www.arrowtradingestate.com

Tenure

New FRI leases on terms to be agreed.

Service Charge

The ingoing tenant will be liable for rates and the service charge, which includes a contribution to the estate.

VAT

All prices quoted are exclusive of, but are liable to, VAT at the prevailing rate.

Rental

Rental upon application.

Letting Enquiries

John Barton

john@bcrealestate.co.uk
0161 636 9202
07501 773 672

Gary Chapman

gary@bcrealestate.co.uk
0161 636 9202
07887 578 506



Will Kenyon

will@b8re.com
0161 375 6000
07802 869279

Anthony Mellor

anthony@b8re.com
0161 375 6000
07794 757 939



Owned and managed by



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. May 2025. RB&Co 0161 833 0555. www.richardbarber.co.uk