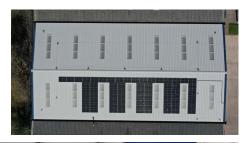




At Guinness Road we are committed to proving best in class sustainable spaces for occupiers which incorporate energy saving features, lower carbon output and renewable and eco-friendly materials.













MODERN REFURBISHED INDUSTRIAL/WAREHOUSE UNITS FROM 6,000 TO 30,000 SQ FT

DESCRIPTION

The estate provides a well presented multi-let industrial complex with 22 units offering a range of sizes. The units are available for immediate occupation, individually or combined, and are comprehensively refurbished to an excellent standard.

- Fully refurbished
- EPC Rating A
- Roof mounted solar panels
- Steel portal frame construction
- Brick/profile metal cladding external elevation
- Roller shutter door access to each unit

- Eaves heights from 6m upwards
- Lighting throughout
- Office accommodation and WC's available in each unit
- Three phase electricity supply
- Designated service yard and car parking
- Ability to self contain





IN THE HEART OF TRAFFORD PARK, **EASILY ACCESSED FROM THE MOTORWAY**







LOCATION

The estate is situated on Guinness Road, in the heart of Trafford Park and within 1.5 miles of Junctions 9 & 10 of the M60 Orbital Motorway, which can be accessed via Parkway (A5081) and Ashburton Road West (B5214). Junction 2 of the M602 is within 1.5 miles of the estate and can be accessed via Centenary Way which is at the eastern end of Guinness Road. Manchester City Centre lies approximately 4 miles to the east of the estate and Manchester airport, 10 miles to the south.









ACCOMMODATION

The estate provides units situated on either side of a common access road, where individual or combined units ranging from 6,000 sq ft (557 sq m) upwards can be provided.



AVAILABILITY

UNIT 1	KBF Enterprises Ltd
UNIT 2	MW Insulation Ltd
UNIT 3	KBF Enterprises Ltd
UNIT 4	KBF Enterprises Ltd
UNIT 5	Manchester University
UNIT 6	Premium Roofing Supplies Ltd
UNIT 7	Technical Refurbishment Ltd
UNIT 8	KBF Enterprises Ltd
UNIT 9	Gottlieb Packaging Materials Ltd
UNIT 10	S.G.I. (Safety Glass Industries) Ltd
UNIT 11	AVAILABLE 20,324 sq ft
UNIT 12	Gottlieb Packaging Materials Ltd
UNIT 13	SGS MIS TESTING LTD
UNIT 14	AVAILABLE 7,651 sq ft
UNIT 15	Digraph Transport Supplies Ltd
UNIT 16/17	Worldwide Confectionary Ltd
UNIT 18	Worldwide Confectionary Ltd
UNIT 19	Bailey Instruments Ltd
UNIT 20	Kindred Fires Ltd
UNIT 21	Lintels NW Limited
UNIT 22	Perfume Click Ltd





TERMS

The units are available by way of new flexible Full Repairing and Insuring leases on terms to be agreed.

RATES & SERVICE CHARGE

Tenants will be responsible for payment of business rates and an annual service charge.

SECURITY

The estate benefits from on-site security between the hours of 7pm and 6am 365 days a year. Access can be gained out of hours via a keypad system.







Responsible Property Investment" ("RPI")
Hermes Real Estate defines RPI as "investment that recognises and addresses the environmental, social and economic risks and opportunities associated with the ownership and management of property assets".

See also www.hermes.co.uk/real_estate/real_estate_rpi_challenges.htm

This property has been [developed] [redeveloped] [refurbished] [NB: choose as appropriate]

recognising this policy. Hermes Real Estate encourages its Occupiers to embrace its RPI policy."

"Lease Code: Follow the www.commercialleasecode.co.uk

Hermes Real Estate is a member of the Commercial Landlords Accreditation Scheme and has pledged to follow the Code for Leasing Business Premises in England and Wales 2007



FURTHER INFORMATION

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