

**Unit 3 Leo Industrial Estate, Mosley Road,
Trafford Park, M17 1JS**

B8

0161 375 6000
www.b8re.com

TO LET

18,701 sq ft



SEMI-DETACHED MODERN WAREHOUSE UNIT

LOCATION

Leo Industrial Estate is situated on Mosley Road, in the heart of Trafford Park. The estate is serviced by junctions 9 & 10 of the M60 and junction 2 of the M602 motorway.

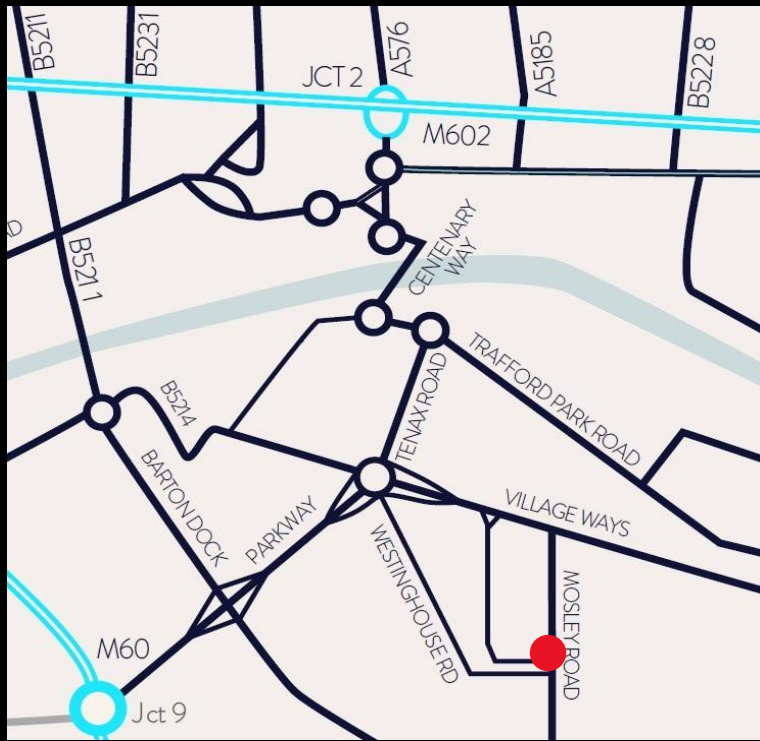
Manchester city centre is just 4 miles to the east, Manchester airport is also only 10 miles away.

DESCRIPTION

The property comprises a modern warehouse premises which benefits from the following specification:

- 8m eaves
- Two level access loading doors
- Two-storey offices & amenities
- Parking and yard area
- Secure, enclosed site





RENTAL

Available on request.

LEGAL COSTS

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

VAT

VAT will be payable at the prevailing rate.

EPC

Available on request.

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

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