

Arrow Trading Estate

Audenshaw M34 5LR



TO LET INDUSTRIAL/WAREHOUSE/TRADE UNITS
2,120 – 32,586 sq ft (197 – 3,027 sq m)

www.arrowtradingestate.com

MANCHESTER CITY CENTRE

Etihad Complex

M60 MOTORWAY (MANCHESTER RINGROAD)

J.24
M60

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

Arrow Trading Estate

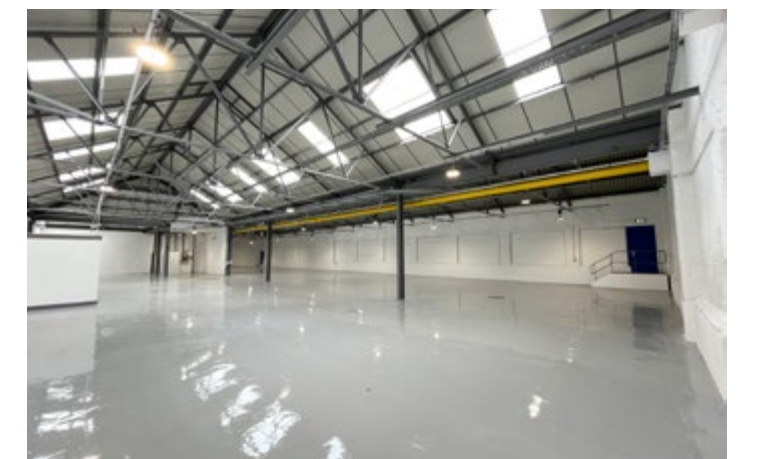


With a wide range
of flexible workspaces,
Arrow can help you expand
as your business grows

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

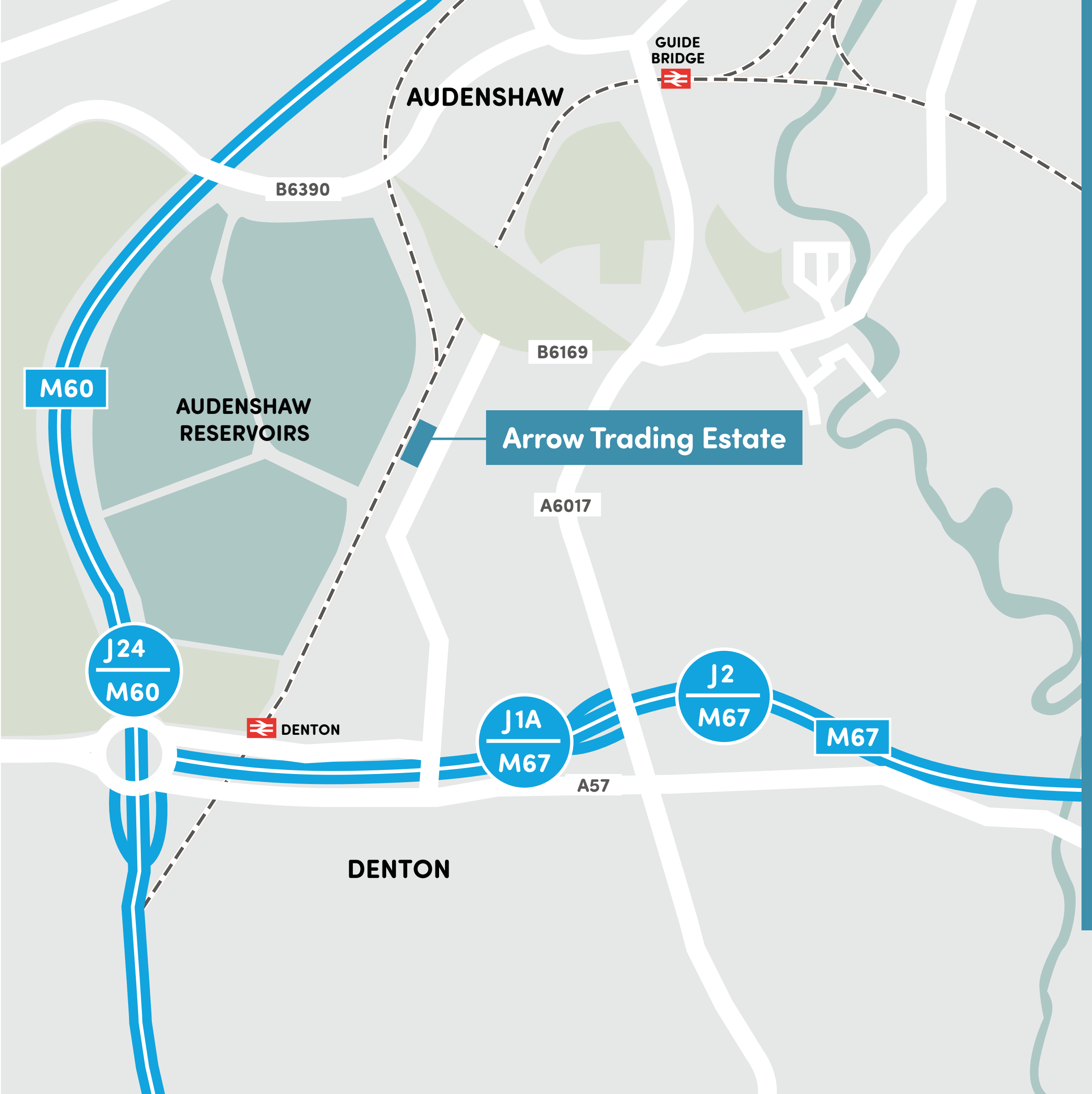


16 mins
(1 mile) walk to
Denton Station



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Availability

UNIT	SQ FT	SQ M	
2A	2,120	197	To Let
3A	10,136	941	To Let
3C	2,518	234	To Let
5C	3,650	339	To Let
5E	5,035	468	To Let
5A	9,127	848	To Let
Total	32,586	3,027	





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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

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Owned and managed by



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