

Unit 7A Arrow Trading Estate

Audenshaw M34 5LR



TO LET/MAY SELL INDUSTRIAL / WAREHOUSE UNIT WITH OFFICES
66,500 sq ft

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

Unit 7A

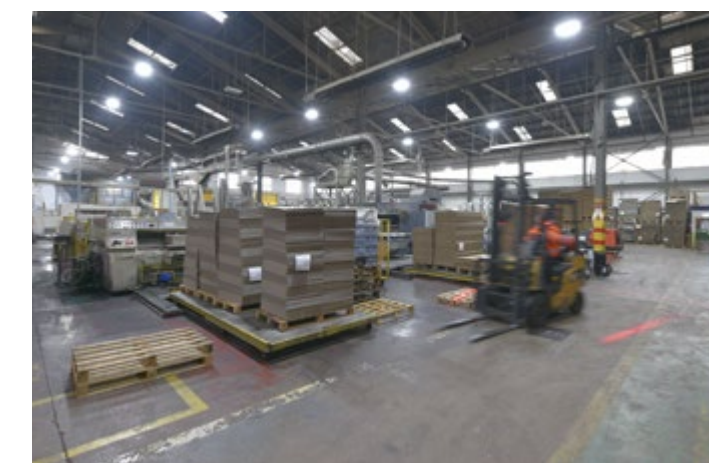


Unit 7A
66,500 sq ft
(6,178 sq m)

Summary

Unit 7A at Arrow Trading Estate, benefits from metal clad elevations, 5 roller shutter doors. The unit also has a large two storey office block with 28 car spaces and benefits from the following features:

- 3 phase electricity
- 10% roof lights
- LED lighting
- Male and female WCs
- Solid concrete floor
- 5 roller shutter doors
- 2 Storey offices
- 28 car spaces
- Eaves height 10.5m



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

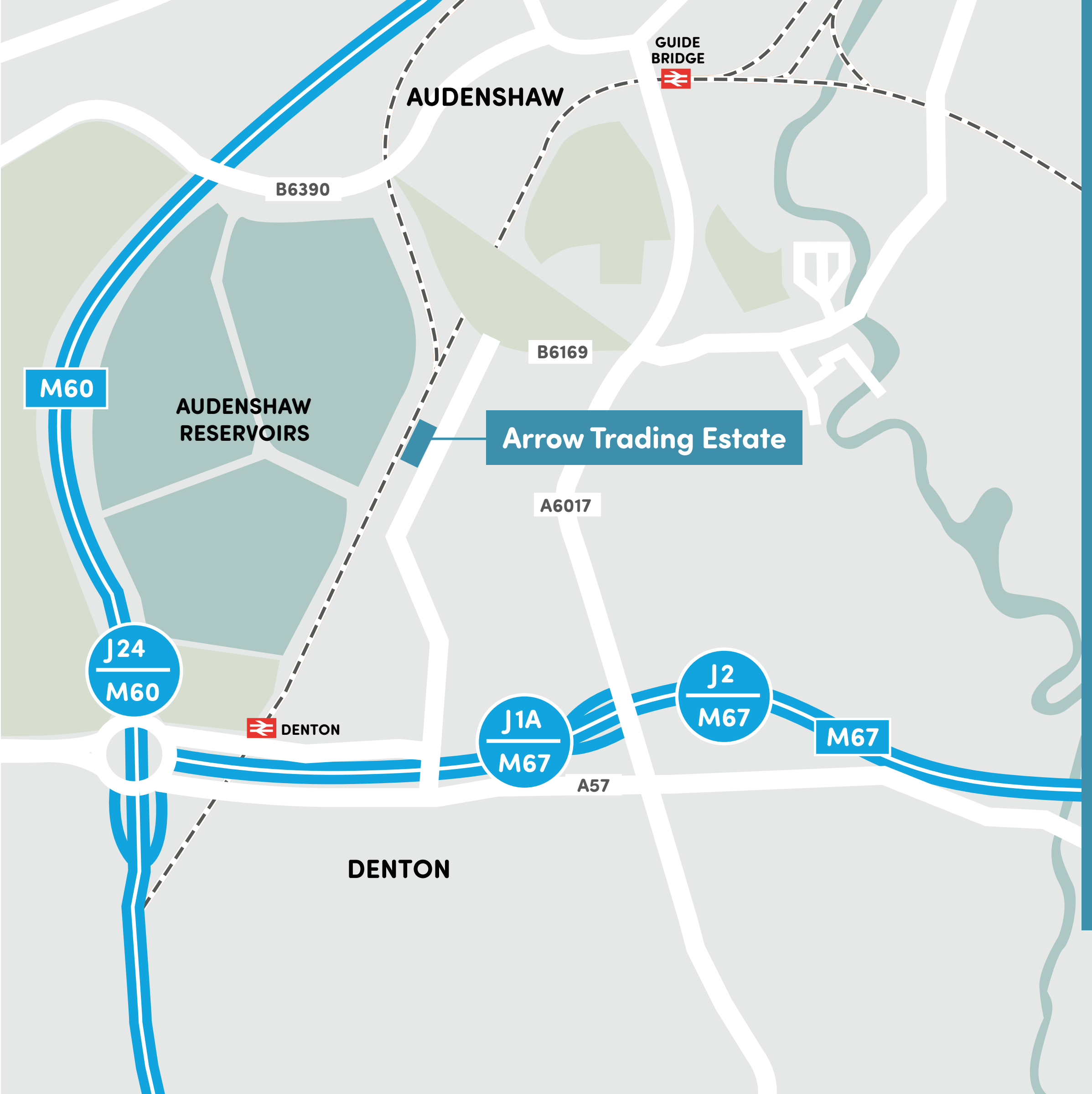


16 mins
(1 mile) walk to
Denton Station



Arrow Trading Estate

Audenshaw **M34 5LR**





For latest availability visit:
www.arrowtradingestate.com

Unit 7A

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/Price

Rental/price upon application.

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



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