

# MODERN INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARD AREA

## 10,629 SQ FT - TO LET



**Unit 16 Central Trading Estate, Trafford Park, M17 1JS**

**10,629 SQ FT**

- Detached modern industrial/warehouse unit
- C.9m Eaves
- Ground and First Floor Offices / Amenities
- One Level Access Loading Door
- Large Secure yard and dedicated car parking

**0161 375 6000**

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## LOCATION

Central Trading Estate sits in the heart of Trafford Park and benefits from excellent frontage on to the main arterial routes from the park, namely Village Way and Westinghouse Road.

The M60 sits 1.4 miles to the west and the M62 motorway is 4 miles to the north.

## SPECIFICATION

The property comprises a modern detached warehouse unit, which is to be refurbished and will benefit from the following specification:

- 9m Eaves
- 1 electric level access loading door
- Secure gated yard
- Ground Floor Office / Amenities
- Dedicated Car Parking

## TERMS

The unit is available on a new full repairing and insuring lease following completion of the refurbishment works, on terms to be agreed.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## VIEWINGS

For further information please contact B8 Real Estate:

**Contact: Anthony Mellor**

**Email: [Anthony@b8re.com](mailto:Anthony@b8re.com)**

**Tel: 0161 375 6000**



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