

MODERN DETACHED INDUSTRIAL / WAREHOUSE UNIT

13,630 SQ FT - TO LET



Unit 7 Circle South, Trafford Park, Manchester, M17 1NF

13,630 SQ FT

- Modern detached industrial/warehouse unit
- 9m Eaves
- Two Storey Offices
- Prominent Location

0161 375 6000

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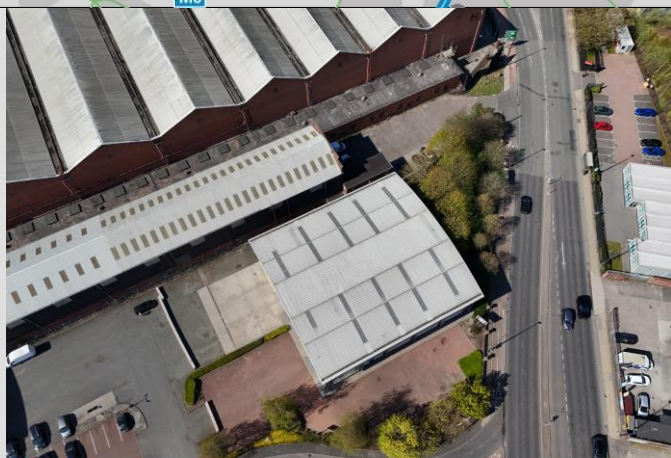
LOCATION

Unit 7 Circle South is a modern detached industrial / warehouse unit. The property is situated on well managed estate benefiting from main road prominence and excellent access to the motorway network.

FLOOR AREAS

The unit extends to the following floor areas

- Warehouse: 9,068 sq ft
- Ground Floor Office: 2,412 sq ft
- First Floor Office: 2,150 sq ft
- **TOTAL: 13,630 SQ FT**



SPECIFICATION

The property comprises a modern detached warehouse unit benefitting from the following specification:

- Detached Unit
- 9m Eaves
- 1 electric level access loading door
- Secure Shared Yard
- Integral Two Storey Offices

TERMS

The unit is available on a new full repairing and insuring lease, 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
Tel: 0161 375 6000



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