

**Unit 24 Longwood Park, Trafford Park, Manchester, M17
1PZ**

B8

0161 375 6000
www.b8re.com

TO LET

7,038 sq ft (653.85 sq meters)



DETACHED WAREHOUSE ON A SELF-CONTAINED SITE

LOCATION

Longwood park, is situated within an established industrial/warehouse environment fronting Westinghouse Road within the heart of Trafford Park. Longwood Park benefits from a wide range of local amenities within a few minutes drive and easy access to the City Centre and M60 linking to the national motorway network.

Trafford Park is home to more than 1,400 businesses and is Europe's biggest industrial estate. It covers approximately 1,200 acres and represents one of the largest concentrations of industrial and warehousing space in the UK.

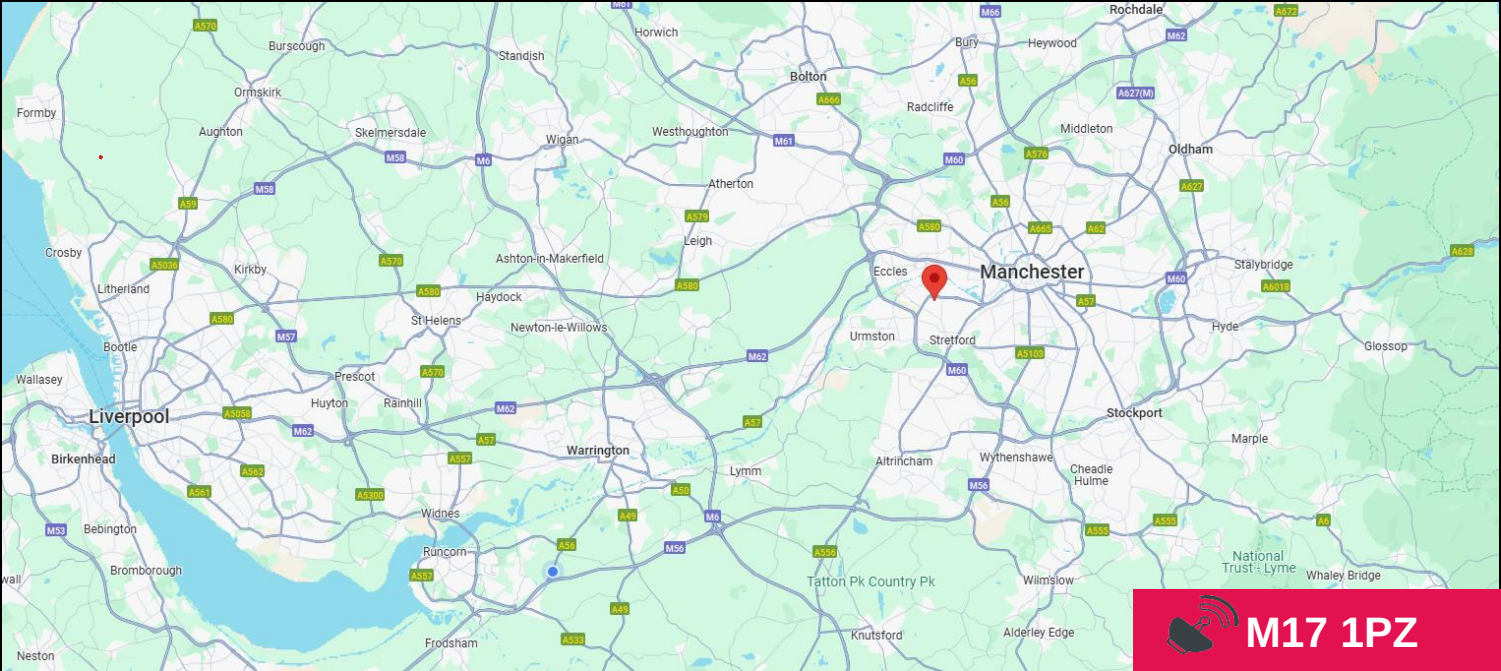
DESCRIPTION

Unit 24 Longwood Park sits on a large secure site of around 0.5 acres benefitting from two drive in level loading doors. Internally the property features 2 story offices including a kitchen and W/C facilities.

The property also benefits from the following:

- LED lighting being installed throughout the property
- Detached property
- Secure gated self-contained yard
- 2 drive in loading doors to the front and rear of the building
- Prominently positioned fronting Parkway Circle
- Two storey internal offices





M17 1PZ

RENTAL

Available upon request

TENURE

Available on a leasehold basis.

LEGAL COSTS

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

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

For further information please contact:-

Anthony Mellor
Anthony@b8re.com
Tel: 0161 375 600



Jack Weatherilt
jack.weatherilt@dtre.com
Tel: 07920 468487



MISREPRESENTATION ACT: B8RE for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of CBRE or B8RE has any authority to make or give any representation or warranty in relation to this property. March 2025