

FOR SALE

6,208 SQ FT (576.76 SQ M)

MID-TERRACED WAREHOUSE UNIT WITH INTEGRAL OFFICES

- Located in the heart of Trafford Park
- Good quality accommodation
- 6.5m eaves height
- 1 x roller shutter door
- **Rare purchase opportunity**



0161 828 6440



DAVIES
HARRISON
REAL ESTATE

0161 236 9999

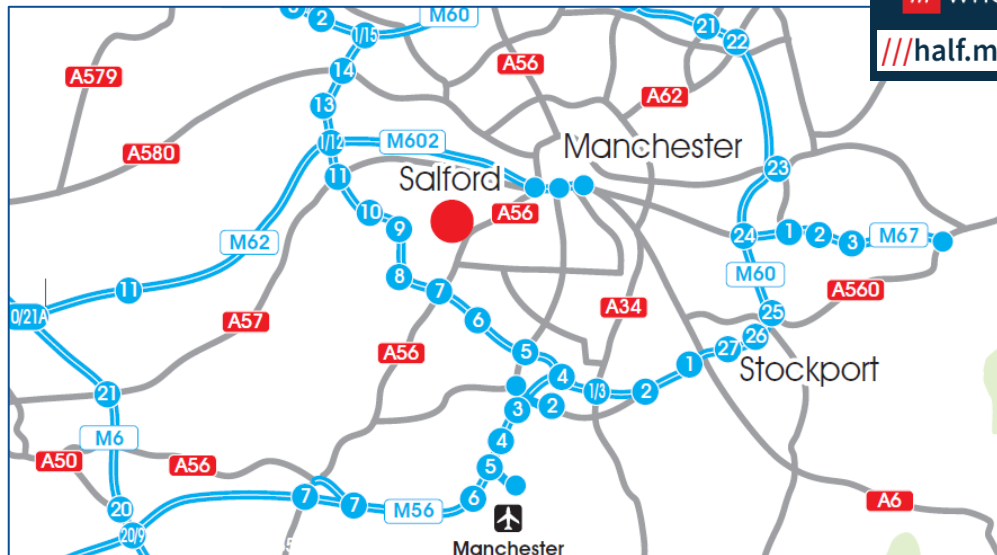
www.daviesharrison.com



UNIT 3, PARKWAY FOUR, LONGBRIDGE ROAD, TRAFFORD PARK, M17 1SW

LOCATION

- Located just off Longbridge Road, providing direct access to Ashburton Road West
- Excellent transport connectivity with Junction 9 of the M60 Motorway just 1 mile away (via the A5081 Parkway) and Junction 10 within 1.5 miles
- Manchester City Centre is situated less than 5 miles from the property
- Strong public transport links, including bus stops approximately 700m to the north-west on Ashburton Road West
- Parkway Metrolink tram stop located approximately 650m to the east
- Manchester International Airport is located 9 miles away to the south



AERIAL



MANCHESTER

MEDIA CITY

SUPREME

HYMA

Expeditors

Illingworth
Ingham

The Fragrance Shop

VILLAGE WAY

Dawsonsgroup

Speedy
Hire

PARKWAY CIRCLE

WESTINGHOUSE ROAD

Parkway
Park & Ride

PARK WAY

TENAX ROAD

ASHBURTON ROAD WEST

Longbridge Road

FMG REPAIR
SERVICES

CREAMLINE

Europcar

DHL

AVOCA

Lindab

P&G

Uthmaniyah

AVONDA

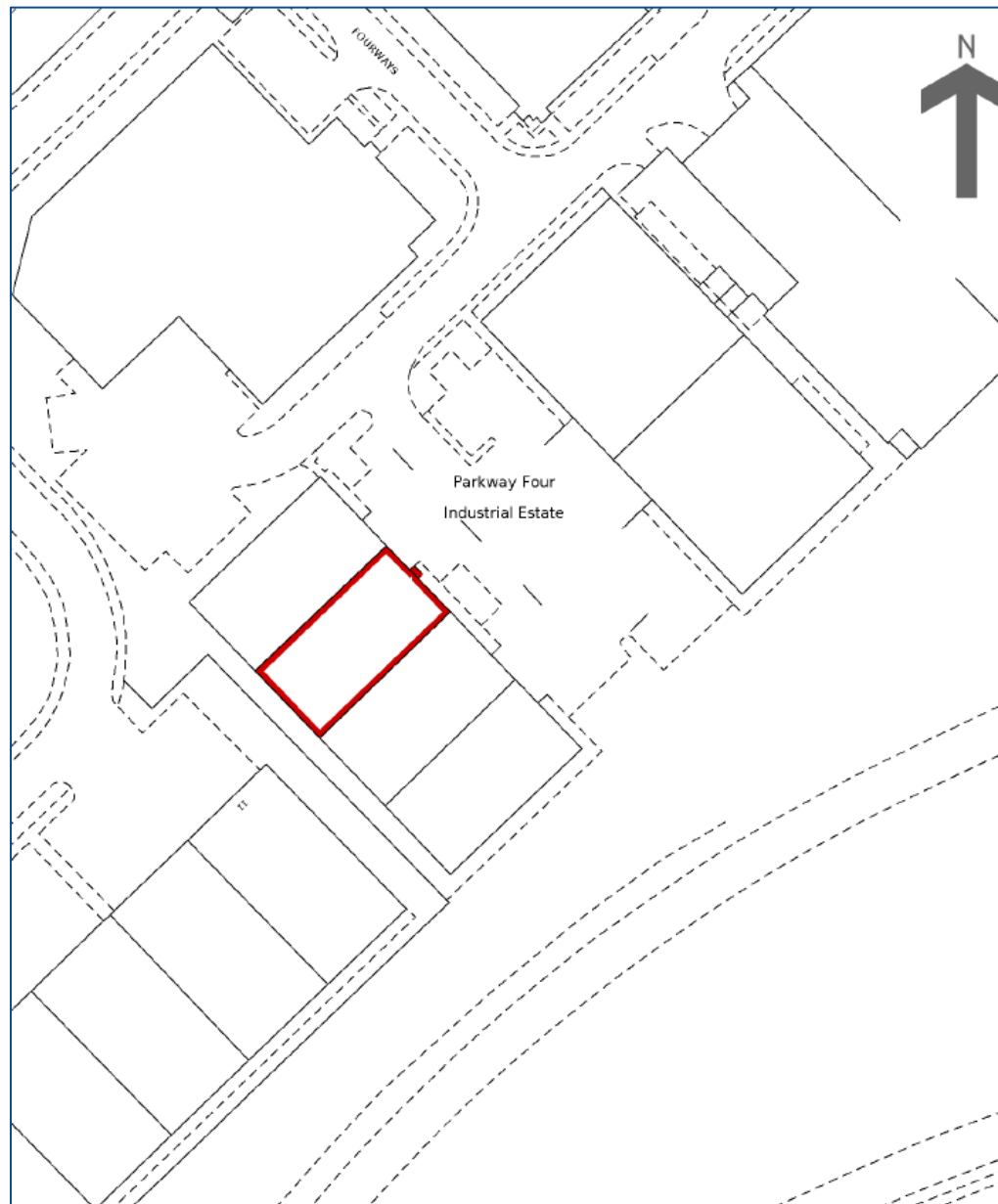
DESCRIPTION / ACCOMMODATION

The property comprises a mid-terrace warehouse unit offering the following specification:

- Brick / blockwork construction
- 10% rooflights
- Open plan warehouse
- Modern LED lighting
- 5.2m to the haunch, 6.5m to the eaves
- 1 x roller shutter door
- Offices to ground and first floor incorporating:
 - Suspended ceilings
 - LED lighting
 - Carpeted floors
 - Gas central heating
 - Welfare facilities
- Mains services including gas and three-phase power
- Pedestrian entrance door
- Allocated parking to the front of the unit

The property provides the following Gross Internal Area:

	Sq ft	Sq m
Ground Floor Warehouse	3,820	354.94
Ground Floor Office	1,194	110.91
First Floor Office	1,194	110.91
Total	6,208	576.76



GALLERY



FURTHER INFORMATION

Services

All mains services are available to the property.

Energy Performance Certificate

The property has an EPC Rating of 'D'.

A copy of the Energy Performance Certificate is available on request.

Rateable Value

The property is entered in the 2026 Rating List as "Warehouse and Premises" with a Rateable Value of £55,000.

We advise interested parties to make their own enquiries of the Local Rating Department.

Planning

Interested parties should make their own enquiries of the Trafford Metropolitan Borough Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

Tenure

The property is held long leasehold via title number GM414851 for a term of 1000 years from 1st July 1985 at a peppercorn rent (959 years unexpired).

Price

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all prospective purchasers. Upon agreement of terms, purchasers will be asked to provide appropriate documentation, including:

- Proof of identity
- Confirmation of address
- Evidence of funds

Further Information / Viewings

For further information, or to arrange a viewing, please contact the joint agents:



MEGAN KAVANAGH
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megan.kavanagh@jll.com



RICK DAVIES
07831 658804
rick@daviesharrison.com

IMPORTANT NOTICE

Davies Harrison and JLL for themselves and/or the Vendors or Lessors of this property whose agents they are given notice that:

(1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison, JLL or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them.

June 2026