

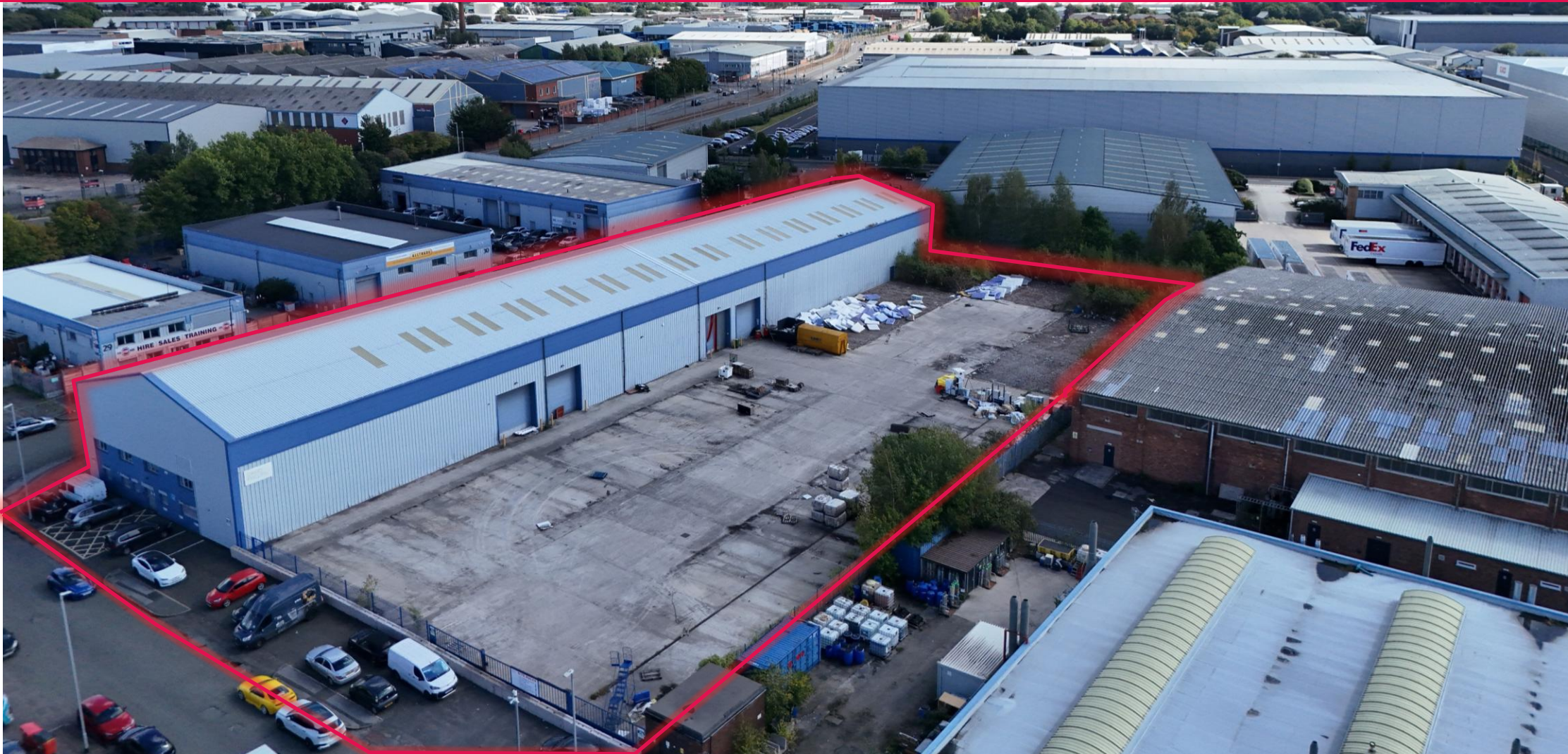
Longwood park, Trafford Park, Manchester, M17 1PZ

B8

0161 375 6000
www.b8re.com

TO LET

**28,961 SQ FT (2,691 SQ M)
Preliminary Announcement**



DETACHED INDUSTRIAL/WAREHOUSE UNIT WITH LARGE SECURE YARD

LOCATION

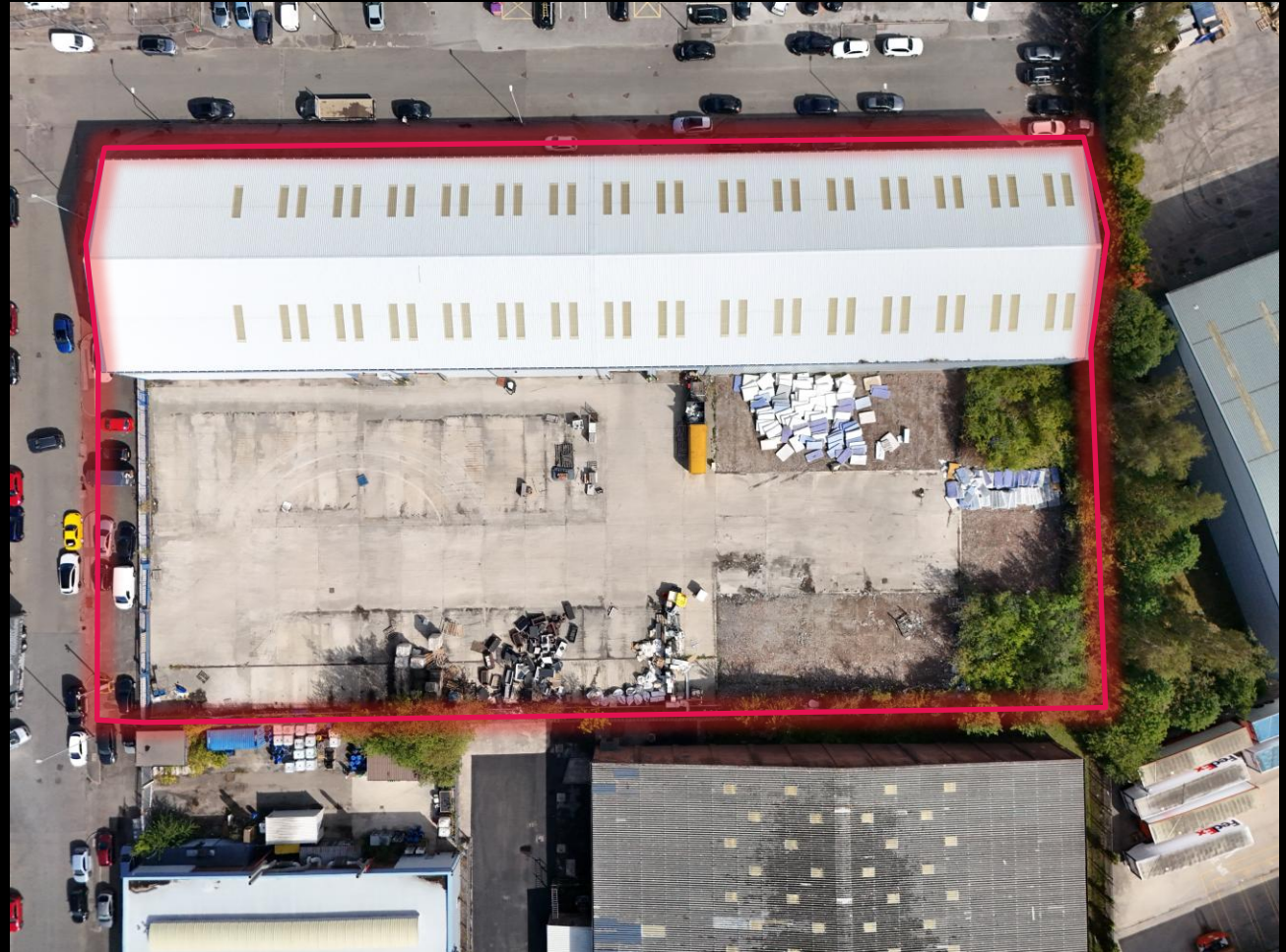
Longwood Park, is situated within an established industrial / warehouse environment fronting Westinghouse Road within the heart of Trafford Park.

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.

DESCRIPTION

The unit benefits from the following specification;

- Large secure yard space
- 4 level loading doors onto the yard
- 2 level loading doors at the rear of the property
- Ground and first floor office accommodation
- Translucent roof lights
- 8.3M eaves
- On a popular, well-connected estate
- Separate office parking from the yard





RENT

Available upon request

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

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