

Units 5&6 Warren Road, Longwood Estate, Trafford
Park, Manchester, M17 1PZ

B8

0161 375 6000
www.b8re.com

TO LET

REFURBISHED INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARD



9,253 sq ft (859.63 sq m)

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 Junction 9 M60 linking to the national motorway network.

Trafford Park also benefits from being close to other transport links with Manchester airport being 10 miles away and Liverpool airport being 30 miles away. The Metrolink system around the Trafford park area makes it very accessible to most people in the Manchester area who are looking for work.

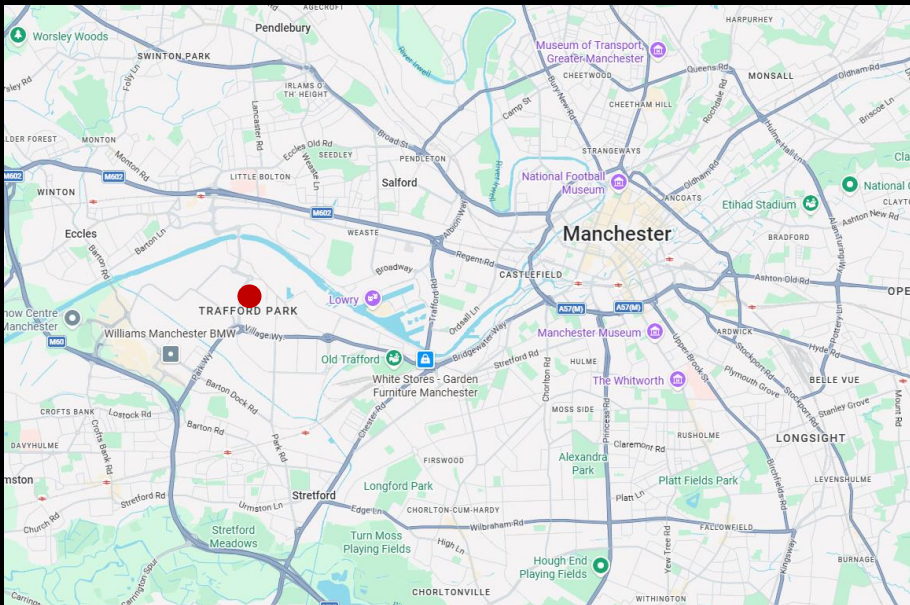


DESCRIPTION

The units benefit from a large external yard with a loading door into it. There is another loading door fronting Warren Road too making the property have two loading access points. The units have been recently refurbished to a high specification.

- 3 phase power
- Electric Roller Shutter
- On site Car Parking
- Minimum of 5m eaves
- Internal office accommodation
- WCs





TERMS

Available on a new Full Repairing and Insuring lease. Terms to be agreed. Price on application.

LEGAL COSTS

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

EPC

Available upon request.

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 / viewings please contact:

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