

# UNIT 21 LYONS ROAD

TRAFFORD PARK,  
M17 1RN

**TO LET**  
**MODERN**  
**WAREHOUSE UNIT**  
**& OFFICES**

**18,900 SQ FT**  
**APPROX.**

**\* POTENTIAL FOR  
LARGER YARD AREA**



Flexible  
terms



Economic  
rental



3 loading  
doors



2 storey  
offices



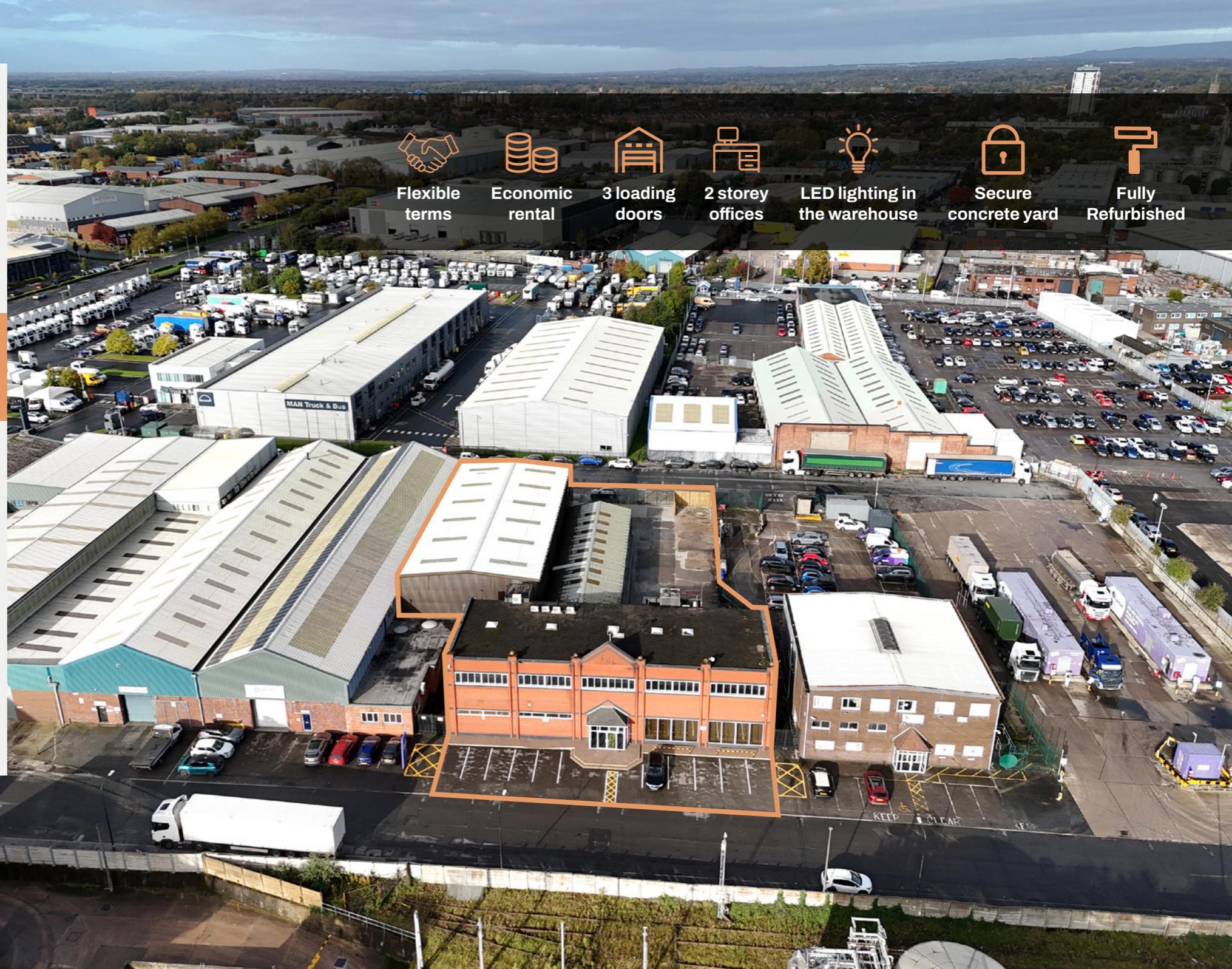
LED lighting in  
the warehouse



Secure  
concrete yard



Fully  
Refurbished





ASHBURTON ROAD WEST

3 LEVEL ACCESS  
LOADING DOORS

POTENTIAL TO REMOVE  
UNIT TO CREATE  
LARGER YARD

SECURE GATED  
CONCRETE YARD

TWO STOREY  
OFFICES

BAILEY ROAD

LYONS ROAD



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M17 1RN



The property comprises a single storey warehouse which has been fully refurbished and it benefits from the following:

- ▶ 3 level access loading doors
- ▶ Secure gated concrete yard
- ▶ Two storey refurbished offices
- ▶ LED lighting in the main warehouse
- ▶ Kitchen and WC facilities in the offices
- ▶ New air conditioning in the offices
- ▶ New intruder and fire alarm
- ▶ LED low energy lighting in the offices

**TO LET SECURE GATED WAREHOUSE UNIT & OFFICES**  
**18,900 SQ FT APPROX.**





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The property is situated on Lyons Road, which is accessed directly from Ashburton Road West.

The property is within 1.5 miles of Junction 9 & 10 of the M60 and approximately 2 miles from the M602. Manchester City Centre is only 3.5 miles away and Media City within 1.5 miles.



**ACCESS TO JUNCTION 9&10 OF THE M60**









## TERMS/RENT

The property is available on a leasehold basis.  
The rent is available on application.

## LEGAL COSTS

Each party will bear their own legal costs.

## RATING

We advise that all parties contact the relevant local authority to obtain the rateable value.

## EPC

An Energy Performance Certificate is available on request.

## SUBJECT TO CONTRACT

The property is offered subject to formal contract / lease.

## VIEWING

Viewings strictly by appointment with the joint agents BC Real Estate or Avison Young. Please contact:

### John Barton

john@bcrealestate.co.uk

### Gary Chapman

gary@bcrealestate.co.uk

### Simon Hampson

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### Jack Rodgers

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**BC** REAL ESTATE

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YOUNG**

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# TO LET MODERN WAREHOUSE UNIT & OFFICES 18,900 SQ FT APPROX.

