



For Sale

The property comprises a mid-terraced warehouse unit situated in the heart of Trafford Park.

- Mid Terraced Warehouse
- 5.2m Eaves
- 1 Level Access Door
- Integral Offices
- Trafford Park Location

Unit 3

Parkway Four, Longbridge Road, Trafford Park,
M17 1SW

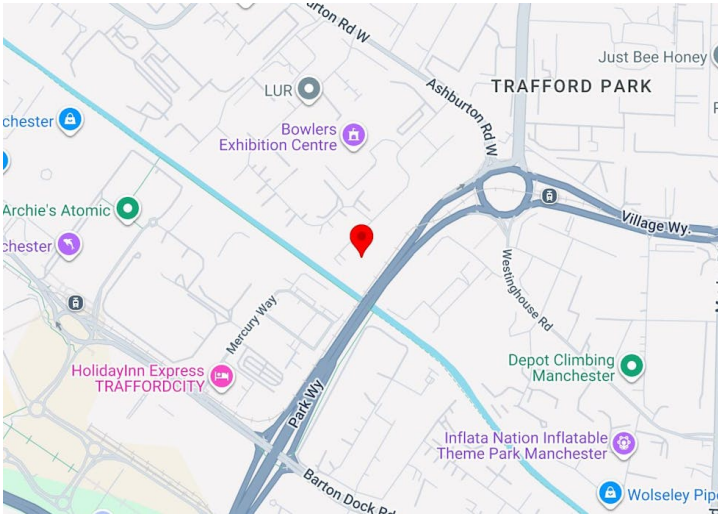
6,170 sq ft

573.21 sq m

Reference: #351638

Unit 3

Parkway Four, Longbridge Road, Trafford Park, M17 1SW



Summary

Available Size	6,170 sq ft / 573.21 sq m
Service Charge	N/A
EPC	Upon enquiry

Description

This well-positioned mid-terraced warehouse unit offers a prime location within the established Trafford Park industrial estate. The unit is long leasehold with long-term security extending to 3003 (978 years unexpired). The 6,170 sq ft property features a substantial warehouse with quality brick/blockwork construction, excellent natural lighting through 10% roof lights, modern LED lighting, practical 5.2m eaves rising to 6.5m at the haunch. The unit has roller shutter access and full utilities including gas supply and three-phase power.

The integral offices feature contemporary suspended ceilings, LED lighting, carpeted floors, and gas central heating. With excellent motorway access and front parking, it offers an attractive purchasing opportunity in one of Greater Manchester's premier commercial locations.

Location

The property is conveniently located just off Longbridge Road, which provides direct access to Ashburton Road West. The property is situated approximately 1 mile from Junction 9 of the M60 orbital motorway and 1.5 miles from Junction 10 of the M60. The premises are less than 5 miles from Manchester City Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	6,170	573.21	Available
Total	6,170	573.21	

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