



# Unit C2 & H4

Longford Trading Estate, Thomas Street, Manchester, M32 0JT

## Refurbished single storey warehouse / industrial unit

**6,114 to 9,868 sq ft** (568.01 to 916.77 sq m)

- 1 New electric drive in loading door
- LED lighting throughout
- Concrete floor sealed and painted
- Extensively refurbished internal office accomodation
- Close to Manchester City Centre
- Roof Lights
- Immediate access to the M60 motorway

020 3328 9080

### Unit C2 & H4, Longford Trading Estate, Thomas Street, Manchester, M32 OJT

#### Summary

Available Size	6,114 to 9,868 sq ft		
Rent	Rent on Application		
Business Rates	N/A		
EPC Rating	Upon Enquiry		

#### Description

The Estate comprises eight terraces of light industrial/warehouse units with associated offices arranged across 19 units from 2,000 – 10,000 sq ft. The units are of steel portal frame construction with pitched roofs and eaves heights ranging from 3.6 to 6 metres. Externally the estate is fully perimeter fenced and benefits from security guard monitoring. There is a communal parking area to the north of the site.

#### Location

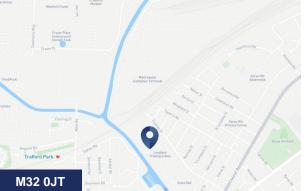
Longford Trading Estate is excellently situated just of the main A56 Trunk Road, 2 miles west of Manchester city centre and adjacent to Trafford Park. The estate also benefits from excellent motorway connections with direct access to Junction 7 of the M60 to the south west and the M602 to the north.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - H4	9,868	916.77	Available
Unit - C2	6,114	568.01	Available
Total	15,982	1,484.78	





### Viewing & Further Information

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