



Unit 2

Fourways Trading Estate, Manchester, M17 1SW

Preliminary Details

**Modern industrial /
warehouse unit with offices
& mezzanine located within
Trafford Park**

6,352 sq ft
(590.12 sq m)

- Steel Sheet Roof
- LED Lighting
- Ground and First Floor Office
- Substantial Mezzanine Floor
- Located within Trafford Park
- Excellent access to Regional Motorways

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Summary

Available Size	6,352 sq ft
Rent	Rent on application
Price	Offers in the region of £1,100,000
Rateable Value	£51,500
EPC Rating	Upon enquiry

Description

A well-presented end-of-terrace industrial/warehouse unit located within the established Fourways Trading Estate in Trafford Park, one of the North West's premier industrial locations. The property provides a steel portal frame warehouse with integral two-storey office accommodation and a substantial mezzanine floor.

Mezzanine: 2,859 sq.ft

Location

The property is situated on Fourways Trading Estate on Longbridge Road within Trafford Park, Manchester. Trafford Park is the North West's premier industrial and logistics location, benefitting from excellent connectivity.

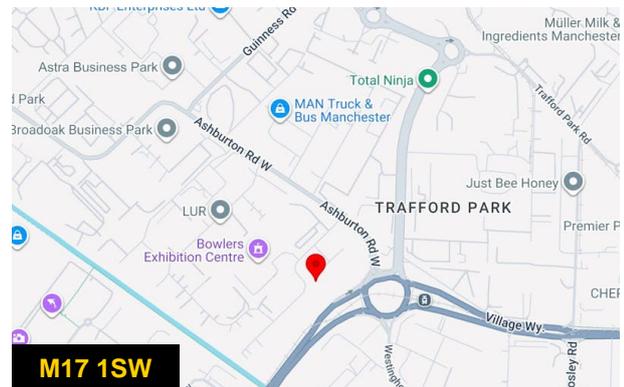
The estate provides convenient access to:

- M60 motorway
- M602
- Manchester City Centre
- Manchester Trafford Park Metrolink

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	4,008	372.36	Available
Ground - Office	1,172	108.88	Available
1st - Office	1,172	108.88	Available
Total	6,352	590.12	



Viewing & Further Information



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