



Guinness Estate

Guinness Road, Trafford Park, M17 1SD

Prominent Trade Counter / Warehouse Units to Let

2,956 to 5,916 sq ft
(274.62 to 549.61 sq m)

- Secure Yards
- 24 Hour Access
- 3 Phase Power
- Recently Refurbished

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Summary

Available Size	2,956 to 5,916 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

Description

Unit 3 at Guinness Estate offers a high-quality, refurbished units in the heart of Trafford Park. This unit benefits from LED lighting, car parking, a level access loading door, modern office space, on-site security and CCTV. Guinness Estate is ideal for trade counter operators with the estate situated on the main road through Trafford Park with plenty of passing traffic.

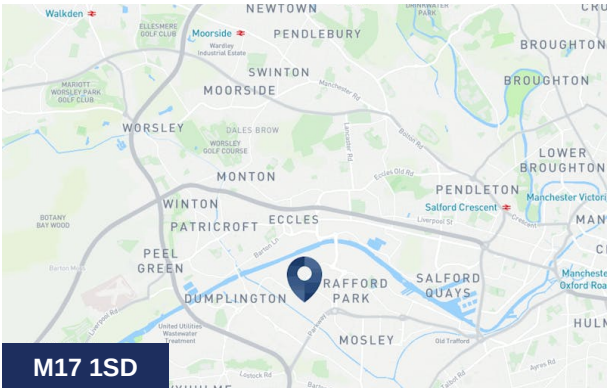
Location

With 24-hour access, and excellent connectivity to major transport links. This site is central positioned providing easy access to J9 of the M60 (1.5 miles away) and Manchester city centre (5 miles away).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2	2,956	274.62	Available
Unit - 3	2,960	274.99	Available
Total	5,916	549.61	



Viewing & Further Information

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