



Unit 2

Europa Triangle, John Gilbert Way, Trafford Park, M17 1FP

Modern industrial unit in Trafford Park

4,333 sq ft
(402.55 sq m)

- Fully enclosed estate
- Secure, gated entrance
- Ground floor office
- Excellent motorway access
- Established industrial location

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Summary

Available Size	4,333 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Unit 2 at Europa Triangle, Trafford Park 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.

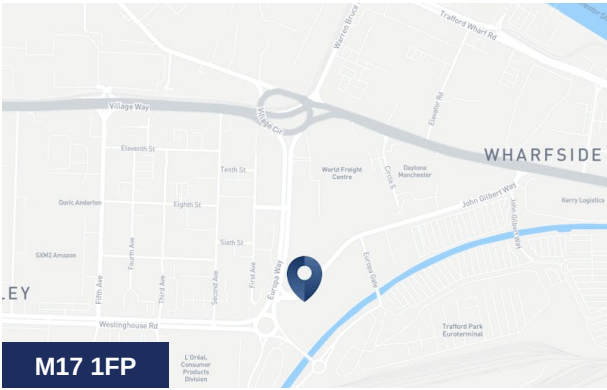
Location

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	4,333	402.55	Available
Total	4,333	402.55	



Viewing & Further Information

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