

THE
**TRAFFORD PARK
PORTFOLIO**



LONGWOOD PARK

TRAFFORD PARK
MANCHESTER M17 1PZ

PROMINENT INDUSTRIAL / WAREHOUSE / TRADE COUNTER ESTATE
2,488 sq ft (231 sq m) (GEA)

TO LET UNIT 16

- ▶ Refurbished units
- ▶ Prime location within Trafford Park

LONGWOOD PARK

TRAFFORD PARK
MANCHESTER M17 1PZ



SPECIFICATION

- ▶ Recently refurbished units
- ▶ Integral offices
- ▶ Electrically operated shutters / loading doors
- ▶ 5 metre eaves height
- ▶ Additional on-site parking
- ▶ B1 (c), B2 & B8 permitted use
- ▶ Prime position within Trafford Park
- ▶ Close proximity to Media City and Manchester City Centre
- ▶ Excellent motorway access
- ▶ Well managed estate
- ▶ Secure estate

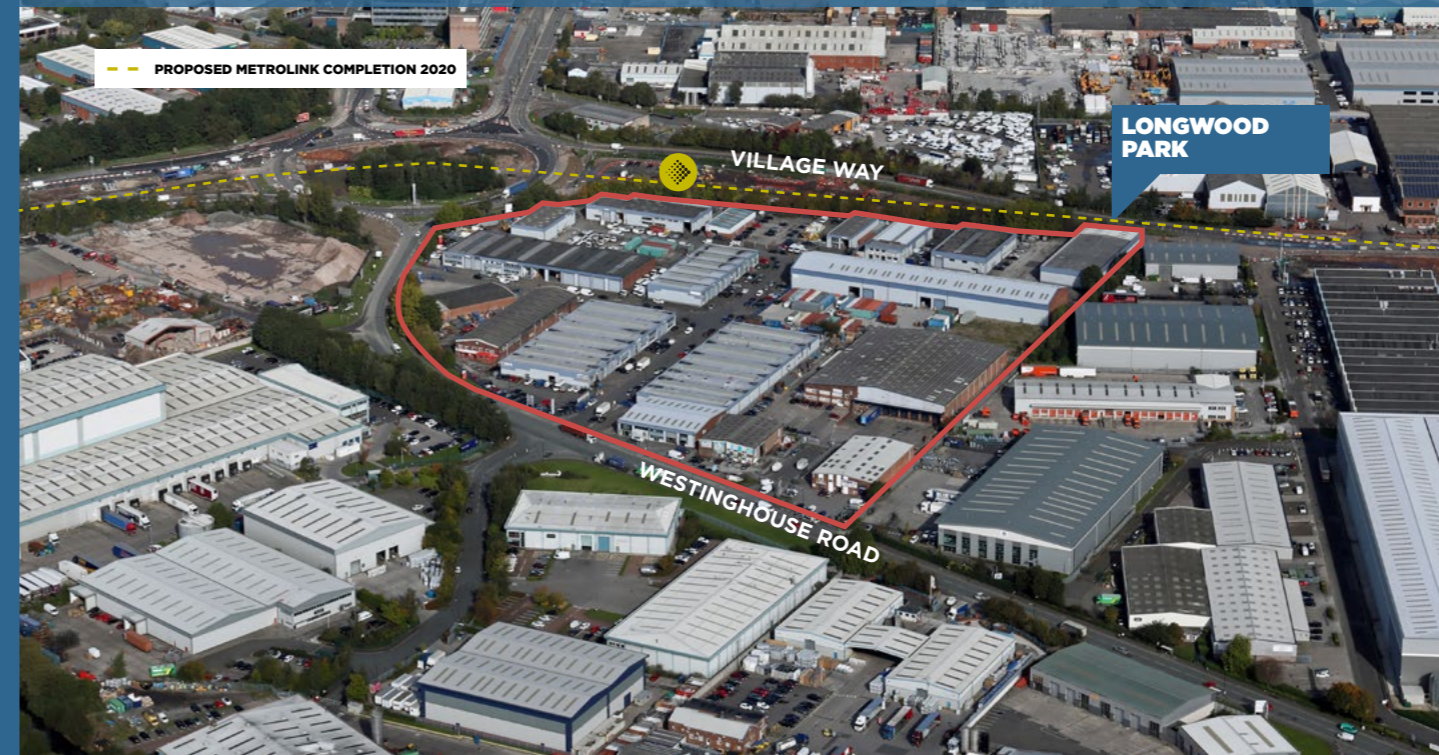


DESCRIPTION

Longwood Park is a well established industrial estate comprising 44 units ranging in size from 1,000 sq ft to 30,000 sq ft. The units have undergone comprehensive refurbishment including re-cladding, re-roofing and extensive improvements to the office accommodation.



- 15 minutes to Manchester International Airport
- Superb local amenities close by
- Easy access to the M60 and regional motorways
- 5 minutes to the nearest metrolink station



LONGWOOD PARK

TRAFFORD PARK
MANCHESTER M17 1PZ

COMMUNICATIONS

M60 J9	1 mile
M602 J2	1.9 miles
Trafford Centre	1.3 miles
Manchester City Centre	2.0 miles
Manchester Airport	9.4 miles

LOCATION

Longwood Park, is situated within an established industrial/warehouse environment fronting Westinghouse Road within the heart of Trafford Park. Longwood Park benefits from a wide range of local amenities within a few minutes drive and easy access to the City Centre and M60 linking to the national motorway network.

Trafford Park is home to more than 1,400 businesses and is Europe's biggest industrial estate. It covers approximately 1,200 acres and represents one of the largest concentrations of industrial and warehousing space in the UK.



SAT NAV: **M17 1PZ**

THE TRAFFORD PARK PORTFOLIO



The Trafford Park Portfolio comprises the largest single ownership of industrial space within Trafford Park; Europe's biggest industrial estate covering over 1,200 acres and being home to more than 1,400 businesses.

Whether you are looking to move to or relocate within Trafford Park, there is a wide range of properties for you to consider within the extensive Trafford Park Portfolio.

Please call for further details and current availability or visit the dedicated website www.traffordparkportfolio.com

FURTHER INFORMATION

For further information and arrangements to view the properties please contact the joint agents.



Will Kenyon
will@b8re.com

Anthony Mellor
anthony@b8re.com



Andy Lynn
andrew.lynn@dtre.com

Jack Weatherilt
jack.weatherilt@dtre.com

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.
March 2022. RB&Co 0161 833 0555. www.richardbarber.co.uk