TO LET



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

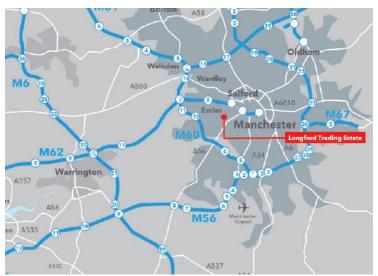




INDUSTRIAL / WAREHOUSE UNIT Unit H4 – 9,868 SQ FT

- To be Refurbished
- Level Access Loading
- Warehouse Lighting
- Offices / Amenities
- Immediate Access to M60 Motorway
- Edge of Trafford Park Location

0161 375 6000 www.b8re.com



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.

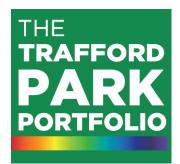
The estate also benefits from excellent motorway connections with direct access to Junction 7 of the M60 to the south west and the M602 to the north.

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 2.5 to 5 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.





TERMS

The premises are available on a new fully repairing and insuring lease on terms to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

EPC

Available upon request.

VIEWINGS

Strictly via appointment with the joint agents:

B8 Real Estate

Contact: Anthony Mellor Tel: 0161 375 6000 Email: anthony@b8re.com

DTRE

Contact: Jack Weatherilt Tel: 0161 549 9760 Email: jack.weatherilt@dtre.com

PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate for themselves and for the Vendors or Lessors of this pr any part of an offer or contract, 2. The info ation contain within se Particulars ha rect at the date of publication. After publication circumstances may change beyond our control, but prospective purchase ess before entering into a legal contr blication. However, they have not be uld satisfy themselves as to their corr ract. 4. All plant, en tested ere pre ent at the date of publi e we give 5. Unless otherwise sta all prices, rents and other charges are quoted exclusive of VAT. Any intending Purch Tenant must s tly as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor do ation to this property

