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.

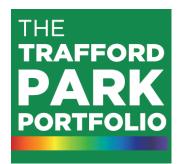
The estate also benefits from excellent motorway connections with direct access to Junction 7 of the M60 to the south west and the M602 to the north.

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

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