

# Arrow Trading Estate

Audenshaw M34 5LR



TO LET INDUSTRIAL/WAREHOUSE/TRADE UNITS  
1,279-16,518 sq ft (119 - 1,535 sq m)

[www.arrowtradingestate.com](http://www.arrowtradingestate.com)

MANCHESTER CITY CENTRE

Etiihad Complex

M60 MOTORWAY (MANCHESTER RINGROAD)

J.24  
M60

Arrow Trading Estate,  
has a long and well  
established community of  
businesses, situated in a  
flexible industrial estate  
just 6 miles from the  
centre of Manchester

Arrow Trading Estate



With a wide range  
of flexible workspaces,  
Arrow can help you expand  
as your business grows

## Summary

Arrow Trading Estate, benefits from recently refurbished units, which incorporate new metal clad elevations, roller shutter doors and windows. Some units also have additional first floor office/storage areas and benefit from the following features:

- Offices in all units
- 3 phase electricity
- 10% roof lights
- LED lighting
- Male and female WCs
- Solid concrete floor



## Location

Strategically located to great transport links and within only 1 mile of Junction 24 of the M60 motorway.

Arrow offers the perfect location for warehouse, industrial or trade counter units, all sat within a secure estate, providing faster transit times to the outlying districts and motorway network.

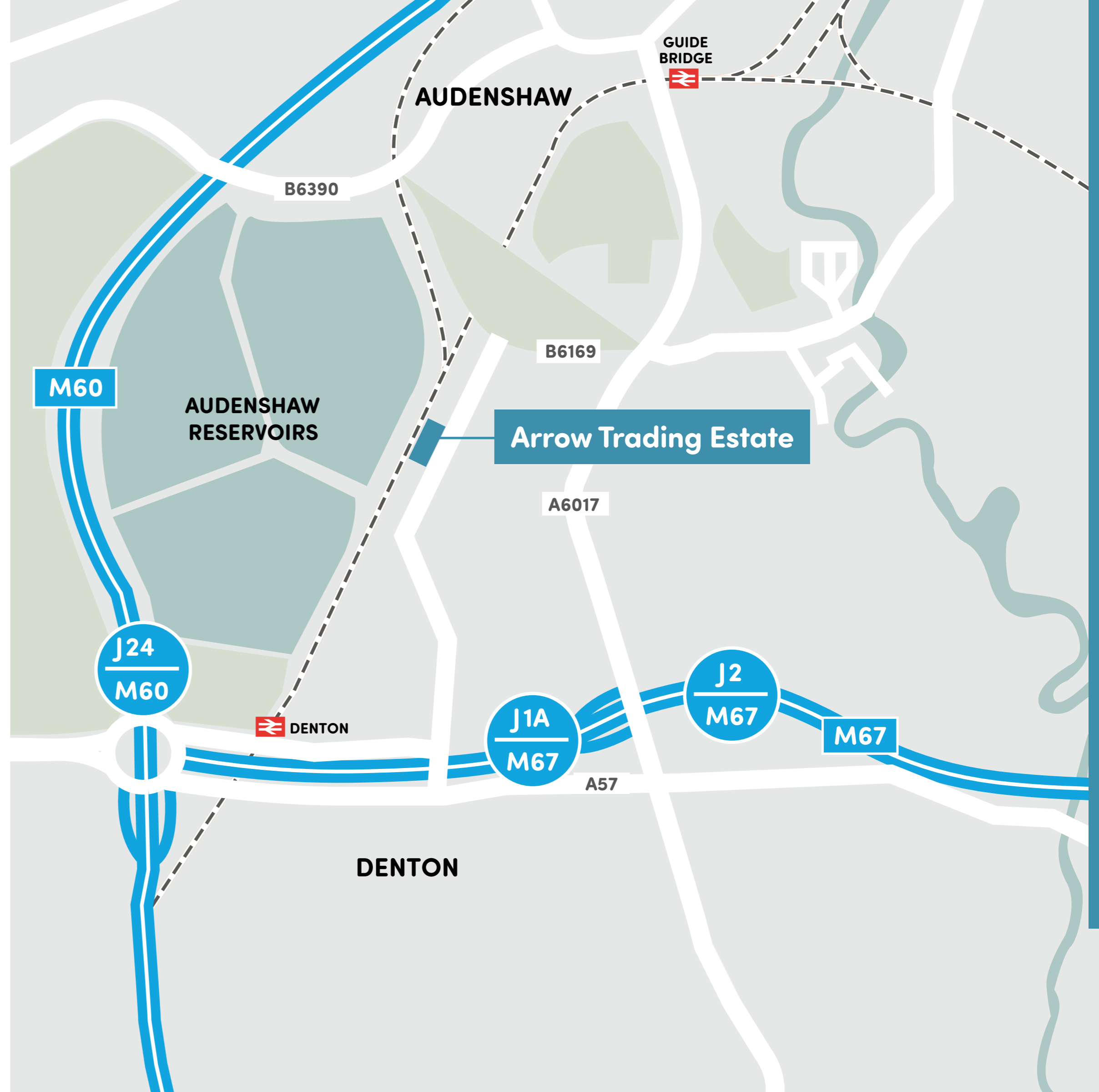


**1 mile**  
to M60  
(Jct.24)

**6 miles**  
to Mcr  
City Centre



**16 mins**  
(1 mile) walk to  
Denton Station



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## Availability

UNIT	SQ FT	SQ M
3A	10,136	942
5B	1,279	119
6B	5,103	474
<b>Total</b>	<b>16,518</b>	<b>1,535</b>



For latest availability visit:  
[www.arrowtradingestate.com](http://www.arrowtradingestate.com)

## Tenure

New FRI leases on terms to be agreed.

## VAT

All prices quoted are exclusive of, but are liable to, VAT at the prevailing rate.

## Service Charge

The ingoing tenant will be liable for rates and the service charge, which includes a contribution to the estate.

## Rental

Rental upon application.

## Letting Enquiries

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Owned and managed by



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