

TO LET

UNIT

3

WOOD  
STREET  
TRADE PARK

OPENSHAW, MANCHESTER

M11 2FB



ENTER



17,547 SQ FT TO BE REFURBISHED

# UNIT 3

## WOOD STREET TRADE PARK

OPENSHAW, MANCHESTER

HOME

LOCATION

ACCOMMODATION

SPECIFICATION

GALLERY

FURTHER INFO

### LOCATION

Located off Ashton Old Road (A635) less than 2 miles from Manchester City Centre.

Direct access to Jct 23 of the M60 orbital motorway and the wider national motorway network beyond.

Local occupiers include:



### TRAVEL TIMES



**MANCHESTER CITY CENTRE**  
2.5 MILES (10 MINS)



**MANCHESTER AIRPORT**  
14.5 MILES (20 MINS)



**MANCHESTER PICCADILLY TRAIN STATION**  
2 MILES (8 MINS)



**J23 M60**  
2.8 MILES (8 MINS)



M11 2FB



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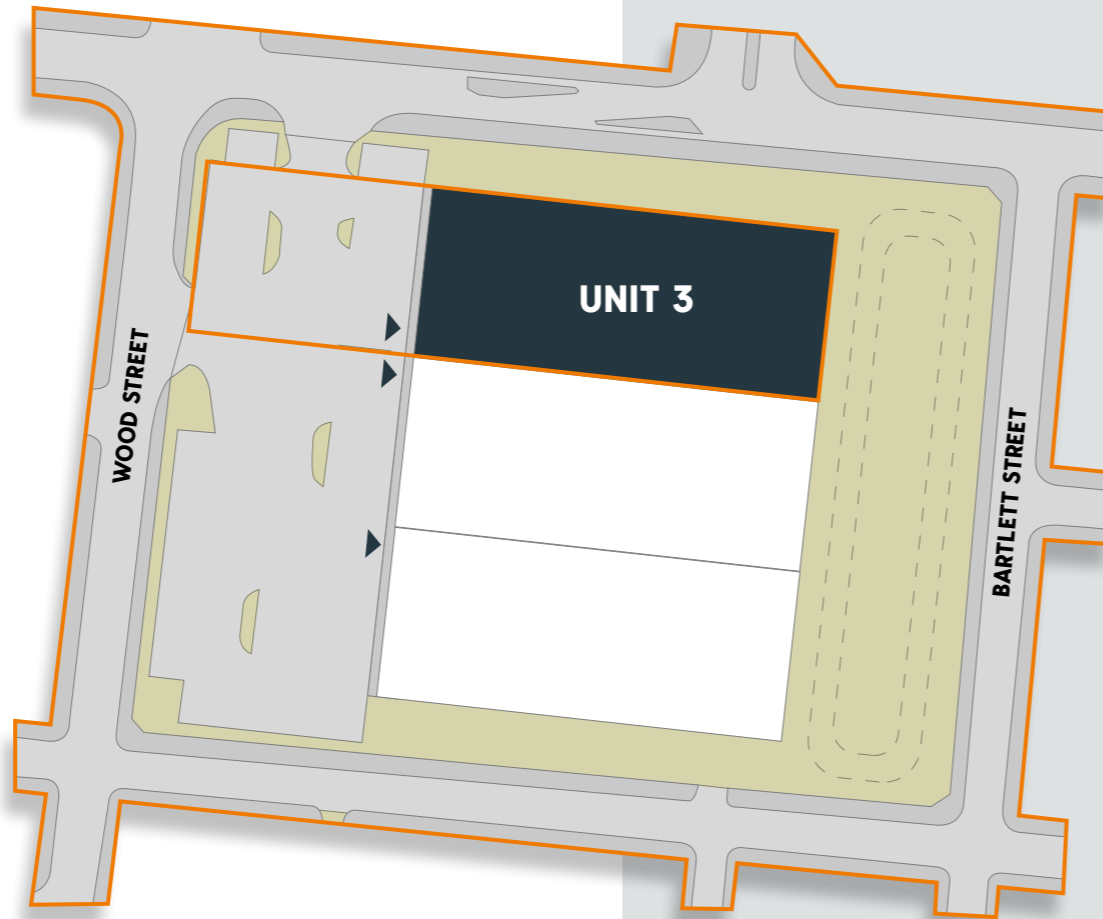
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## ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	15,489	1,439.0
Ground Floor Offices	1,061	98.6
First Floor Offices	997	92.6
<b>Total</b>	<b>17,547</b>	<b>1,630.2</b>



Indicative images of adjoining unit

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**SPECIFICATION**



**5.8M  
EAVES  
HEIGHT**



**TO BE EXTENSIVELY  
REFURBISHED  
THROUGHOUT**



**FULLY  
SECURED SITE**



**ELECTRICALLY  
OPERATED ROLLER  
SHUTTER DOOR**



**LED  
LIGHTING**



**MODERN OFFICE  
PROVISION WITH  
W/C & SHOWER  
FACILITIES**



**STEEL  
PORTAL FRAME  
CONSTRUCTION**



**DEDICATED  
PARKING**



**OPPORTUNITY  
TO PROVIDE SELF-  
CONTAINED YARD**



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## VAT

VAT will be payable where applicable.

## LEGAL COSTS

All parties will be responsible for their own legal costs incurred in the transaction.

## EPC

Available upon request.

## ANTI MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of a proposed tenant once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed tenant once the terms have been agreed.

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising there from. No responsibility is taken for any other error or omission, or mis-statement in these particulars. Please note that VAT may be added to any sale price or rent quoted. It is recommended that prospective purchasers and lessees make their own enquiries to establish the VAT implications prior to entering into any agreement. October 2023. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)

## VIEWING

For an appointment to view or for further info contact the joint agents:



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