



HARP

Trading Estate

Guinness Road, Trafford Park, Manchester **M17 1SR**

SAT NAV: **M17 1SR**



FULLY REFURBISHED
WAREHOUSE UNITS TO LET

2,833 - 8,228 SQ FT

(263.2 - 764.4 SQ M)

ENTER

 **JLL**  **CBRE**



THE ESTATE COMPRISES 20 TERRACED UNITS PROVIDING A WELL PRESENTED INDUSTRIAL ESTATE WITH UNITS OFFERING A RANGE OF SIZES, OCCUPIERS INCLUDING METAL SUPERMARKETS, JUNKYARD GOLF CLUB LIMITED, COMEX 2000 AND OAKWELL COMMERCIALS





SAT NAV: M17 1SR



The estate is situated on Harp Road off Guinness Road, in the heart of Trafford Park and within 1.5 miles of junctions 9&10 of the M60 orbital motorway, which can be accessed via Parkway (A5081) and Ashburton Road West (B5214).

Junction 2 of the M602 is within 1.5 miles of the estate and can be accessed via Centenary Way which is at the Eastern end of Guinness Road.

Manchester city centre lies approximately 4 miles to the East of the estate and Manchester Airport, 10 miles to the South.



5 MINS
M602
(JCT.2)

6 MINS
TRAFFORD
CENTRE

10 MINS
MEDIA CITY
SALFORD QUAYS

25 MINS
MANCHESTER
AIRPORT

5 MINS
ECCLES
TOWN CENTRE

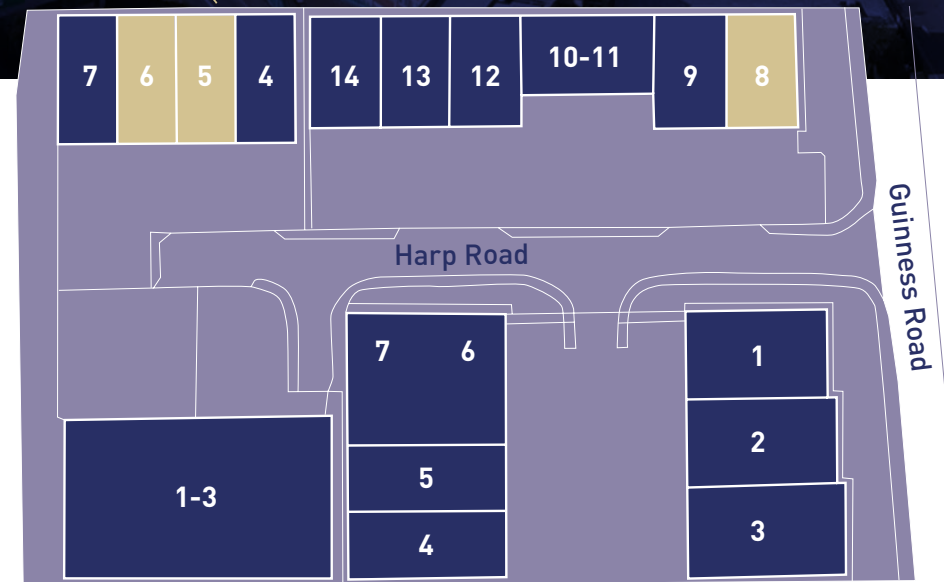
7 MINS
M60
(Jct.9&10)

20 MINS
MANCHESTER
CITY CENTRE



Unit 1	Metal Supermarkets UK Limited
Unit 2	Hire Station Limited
Unit 3	Hire Station Limited
Units 4 & 5	Fridge Spares Wholesale Ltd
Unit 6	Junkyard Golf Club Limited
Unit 7	Junkyard Golf Club Limited
Unit 1 (Rear)	Comex 2000 (UK) Limited
Unit 2 (Rear)	Oakwell Commercials Ltd
Unit 4 (Rear)	Quatra UK Ltd

Unit 5 (Rear)	VACANT (2,880 SQ FT)
Unit 6 (Rear)	VACANT (2,881 SQ FT)
Unit 7 (Rear)	Abronn Medical UK Limited
Unit 8	VACANT (2,992 SQ FT)
Unit 9	Jestic Limited
Units 10 & 11	Ace Conditioning Limited
Unit 12	GAP Group Limited
Unit 13	Itech Manchester Ltd
Unit 14	Mainmark Ground Engineering (UK) Limited



* All areas are based on a gross internal area





HARP

Trading Estate

Guinness Road, Trafford Park, Manchester **M17 1SR**



EPC

EPC reports are available upon request.

RATES & SERVICE CHARGE

Tenants will be responsible for payment of business rates and an annual service charge.

TERMS

The units are available by way of new Full Repairing and Insuring leases on terms to be agreed.

VIEWING Contact the joint letting agents:

Megan Kavanagh
megan.kavanagh@jll.com
07927 674 573

Henry Farr
henry.farr@cbre.com
07780 225 329



0161 828 6440

jll.co.uk/property

CBRE

+44 (0)161 455 7666
www.cbre.co.uk