



Unit C2 & H4

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

Refurbished single storey warehouse / industrial unit

6,114 to 9,868 sq ft
(568.01 to 916.77 sq m)

- 1 New electric drive in loading door
- LED lighting throughout
- Concrete floor sealed and painted
- Extensively refurbished internal office accommodation
- Close to Manchester City Centre
- Roof Lights
- Immediate access to the M60 motorway

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Summary

Available Size	6,114 to 9,868 sq ft
Rent	Rent on Application
Business Rates	N/A
EPC Rating	Upon Enquiry

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 3.6 to 6 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.

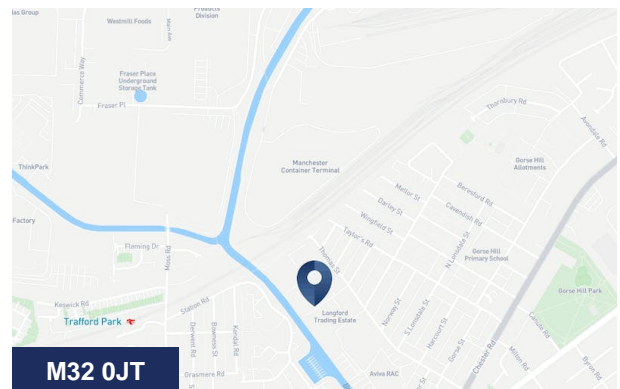
Location

Longford Trading Estate is excellently situated just off 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - H4	9,868	916.77	Available
Unit - C2	6,114	568.01	Available
Total	15,982	1,484.78	



Viewing & Further Information

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