



Unit H Enterprise Trading Estate, Guinness Road,  
Trafford Park, M17 1SG

### 3,402 sq ft with Yard and Parking Area

- End terrace workshop / storage / office unit
- High quality offices across two floors
- Kitchen / WC facilities
- Workshop / storage space with loading area

**0161 375 6000**

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## LOCATION

The property is in Trafford Park, the North West's premier industrial location, which is approximately 4 miles west from the City Centre.

Trafford Park provides homes to over 1,400 companies, employing in excess of 44,000 people.

Major occupiers include Kellogg's, Adidas, Proctor and Gamble and L'Oréal

## FLOOR AREA

The unit extends to a total area of 3,402 sq ft which is broadly broken down as follows:

Workshop / Storage	658 sq ft
Office and Amenities	2,744 sq ft
<b>Total</b>	<b>3,402 sq ft</b>

## DESCRIPTION

The unit benefits from the following specification:

- High quality offices across two floors
- Kitchen / WC Facilities
- Workshop / storage area
- One small loading door
- Secure yard and parking to the front elevation

## TERMS

The property is available to purchase on terms to be agreed. Consideration will also be given to leasehold interest.

## VIEWINGS

For further information please contact:

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