



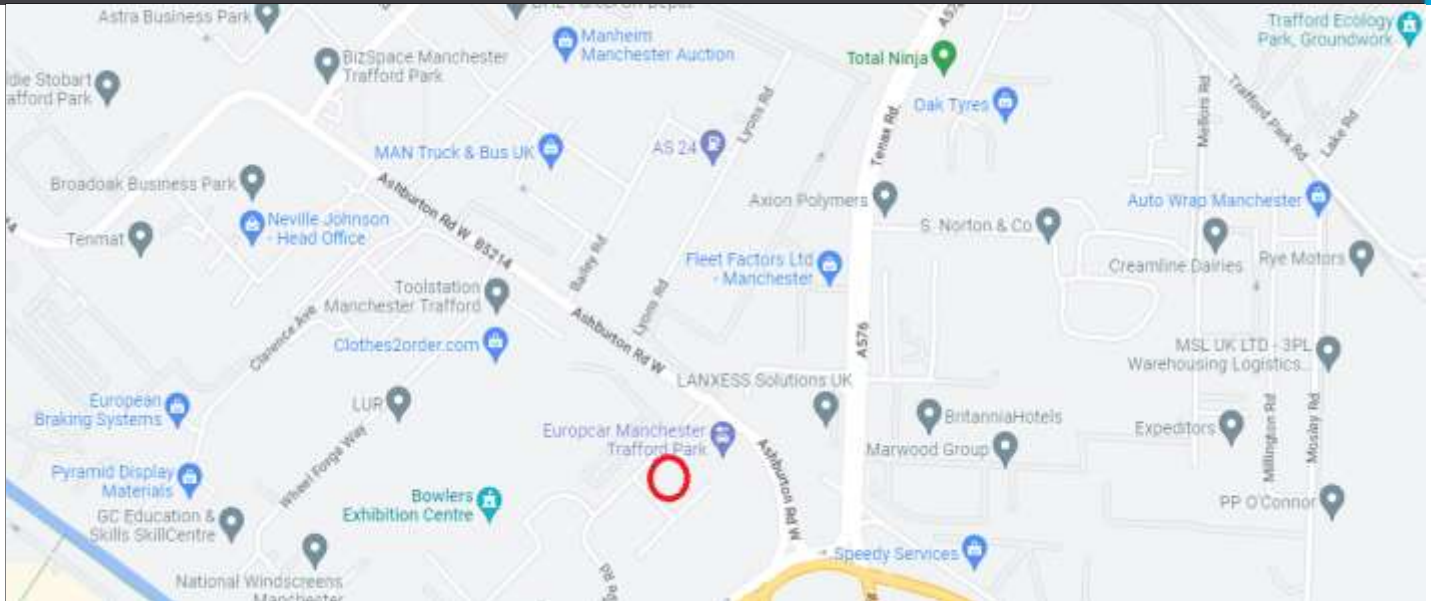
Unit 8, Parkway 4 Industrial Estate, Longbridge Road, Trafford Park, M17 1SW

15,895 sq ft approx.

Industrial Warehouse Unit with offices

- 2 electric level access loading doors
- 5.3metres eaves
- 1,674 sq ft of integral offices
- **RENT ON APPLICATION**

Unit 8, Parkway 4 Industrial Estate, Longbridge Road, Trafford Park, M17 1SW



Location

The estate is situated on Longbridge Road, off Ashburton Road West in Trafford Park. The property is strategically located within ½ mile of Junction 9 of the M60.

The metrolink station is within a 5 minute walk and Manchester City Centre is approximately 4 miles away, via Chester Road (A56)

Description

The property comprises a modern detached recently refurbished warehouse unit benefitting from the following:

- 2 electric loading doors
- circa 5.3 metre to the underside of the haunch
- high quality two storey integral offices
- 3 phase power supply and mains gas
- fenced & gated

Rental

The property is available on a rental basis.

The rent is available on application.

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

John Barton john@bcrealestate.co.uk

Gary Chapman gary@bcrealestate.co.uk