

TO LET



Unit 1 Arrow Trading Estate, Corporation Road, Audenshaw, M34 5LR

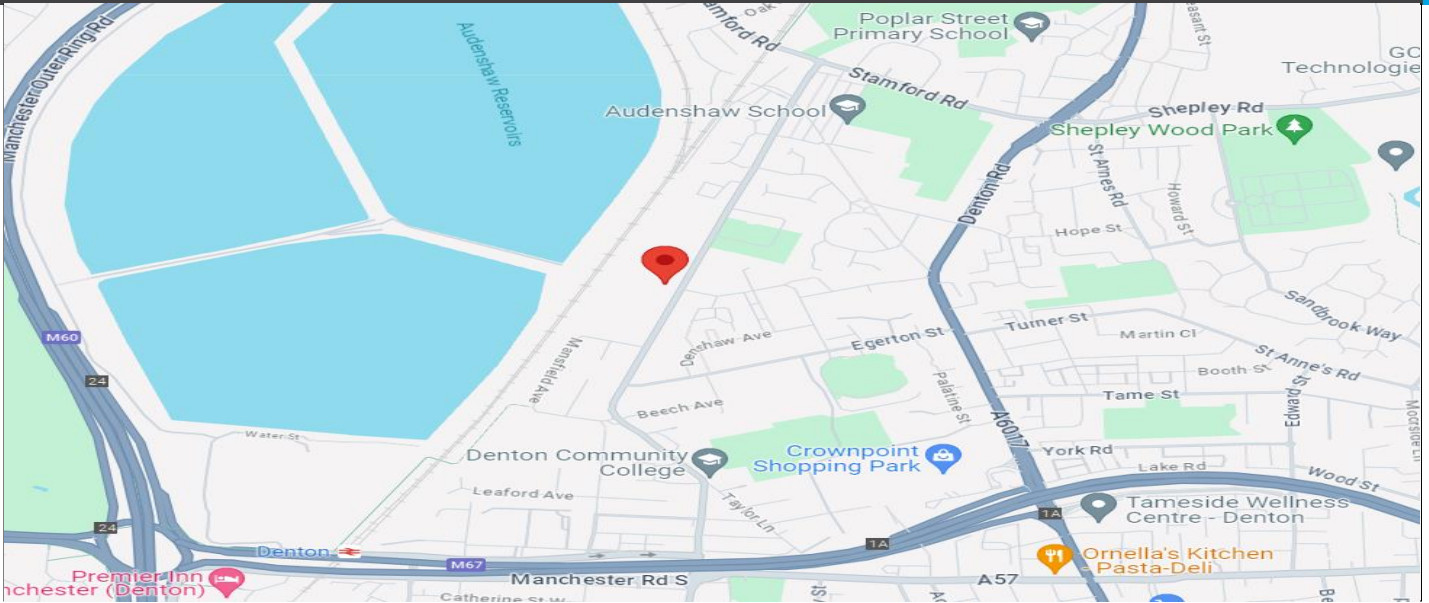
**43,567 sq ft approx**

Modern Warehouse Unit with Offices

- Drive in / dock level loading
- Within 1 mile of the M60
- High Quality Offices
- 10.7m to the Eaves
- Manc City Centre- 4.5 miles



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**Location**

The unit forms part of the Arrow Trading, Estate which fronts Corporation Road in Audenshaw.

The estate occupies a strategic position within 1 mile of J24 of the M60 motorway.

**Description**

The building comprises a modern unit of steel portal frame construction benefitting from the following:

- Steel portal frame Construction across 1 bay
- LED lighting
- 10.7m to the eaves
- Drive in and dock level loading
- 10.7m to the eaves
- High quality offices with A/C WCs and Kitchen/Canteen

**Accommodation**

	Sq Ft
Warehouse	40,409
Offices	1,699
Offices FF	1,549
<b>Total</b>	<b>43,657</b>

**Rental**

The land is available on a leasehold basis only, for a term to be agreed.

**Legal Costs**

Each party will bear their own legal costs.

**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](mailto:john@bcrealestate.co.uk)  
**Gary Chapman** [gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)

**BC REAL ESTATE**  
**0161 636 9202**  
[bcrealestate.co.uk](http://bcrealestate.co.uk)