

TRAFFORD PARK

# Parkway Trading Estate

Available to let

3 Industrial / Warehouse Units

7,105 - 12,940 sq ft



Parkway  
Trading  
Estate

- 7m Eaves
- Secure self-contained yard
- 3 Phase Power
- Extensive refurbishment planned

Available to let  
3 Industrial / Warehouse Units  
7,105 - 12,940 sq ft

The property is a combined modern single storey steel portal frame warehouse. There is also a single storey office in each unit which are heated, lit and carpeted. A kitchen area is also provided within the office accommodation. There is also a ladies and gents WC.

- LED Lighting
- Parking
- Manchester
- Trafford Centre within 1 mile
- Level access loading door (electric)
- 1 Door per unit

Siteplan



Accommodation

Unit	Area (sq m)	Area (sq ft)	Rent (PCM)
1 & 2	1,202	12,940	POA
8	660	7,105	POA

Key Features

- LED Lighting
- 10% roof lights
- Painted concrete warehouse floor
- A single level automatic access loading door to each unit
- 3phase electricity/gas/water
- A large secure concrete yard



# Parkway Trading Estate

Parkway Trading Estate, Trafford Park, M17 1SN

## EPC

EPC available upon request.

## VAT

VAT will be payable where applicable.

## Terms

The unit is available on a new full repairing and insuring lease.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Location

The property is conveniently located on Longbridge Road, which provides direct access onto Ashburton Road West. The property is situated approx. 1 mile from Junction 9 of the M60 orbital motorway and 1.5 miles from J10 of the M60. The units are less than 5 miles from Manchester City Centre.



### By Car

J9 of the M60 is circa 1 mile away.



### By Rail

Deansgate Railway Station is circa 5 miles from the subject property.



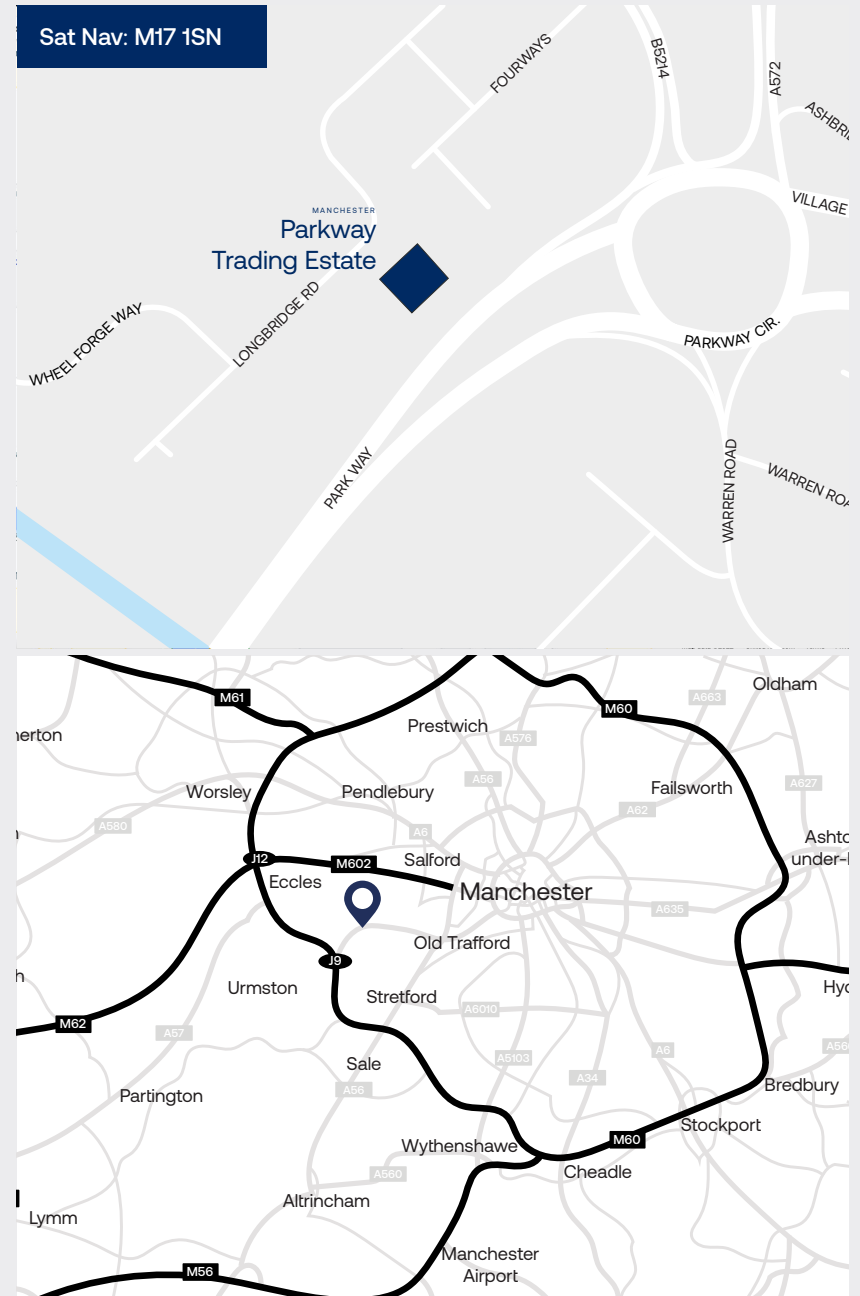
### By Tram

Parkway (Manchester Metrolink) 6min walk (282 meters away).



### By Bus

Two bus stops within 15 min walk.



## Viewing / Further Information



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Property owned by **Mileway**

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