

# Parkway Trading Estate

Longbridge Road, Trafford Park, Manchester. M17 1SN

Warehouse | 7,105 ft<sup>2</sup>



7 m eaves height



Secure self-contained yard



Three-phase electricity



Roller shutter door



Fully refurbished



Available immediately

Available to Let



## Location & Connections

The property is conveniently located on Longbridge Road, which provides direct access onto Ashburton Road West. The property is situated approximately 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.





## Description

This refurbished single-storey steel portal frame warehouse is ideally located close to the M60 motorway, offering excellent accessibility. The unit features one level-access roller shutter door, and eaves height of 7 metres and a secure, self-contained yard.

There is dedicated two-storey office space which has been comprehensively refurbished, alongside kitchen and WC facilities

### Further information

EPC  
Unit 8: B

Terms  
Available on new full repairing and insuring leases.

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

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### Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 8	Warehouse	7,105	Immediately
Total		7,105	

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