

Industrial

UNIT 3 | LEO INDUSTRIAL ESTATE

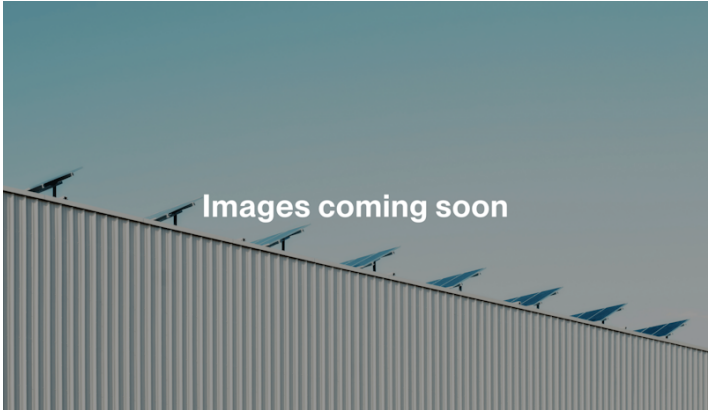
Mosley Road, Manchester, M17 1JS

UNIT 3 | 18,701 SQ FT

High quality industrial unit

Unit 3 Leo Industrial Estate offers premium industrial and logistics space in the highly sought after Trafford Park area, just four miles west of Manchester City Centre. Designed to support a range of industrial operations, the estate features a minimum 7m eaves height, level loading doors and dedicated loading bays, ensuring efficient storage and distribution capabilities. Ample on-site car parking and a secure estate environment provide convenience and peace of mind for businesses. Strategically located with excellent transport links, the estate is served by Junctions 9 & 10 of the M60 and Junction 2 of the M602, offering fast access to the national motorway network. Manchester Airport is just 10 miles away, making this an ideal hub for businesses requiring strong regional and international connectivity.

Lease Type	New
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Unit Summary

- Car Parking
- Premier Industrial Location
- Roller Shutter Door
- LED Lighting
- Secure Estate
- 2 Level Access Loading Doors

Occupational Costs

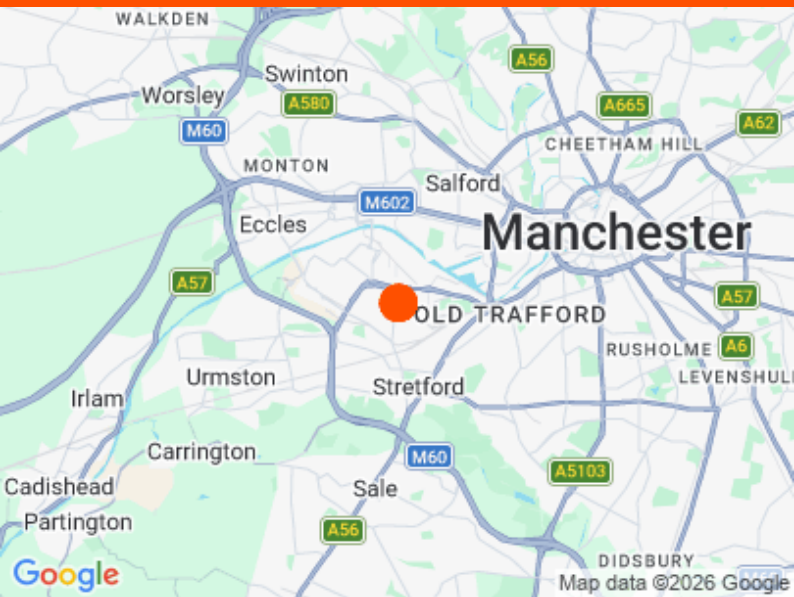
	Per Annum	Per Sq Ft
Rent	£242,200.00	£12.95
Rates	£75,757.44	£4.05
Service Charge	£7,226.44	£0.39
Insurance	£3,740.20	£0.20
Total Cost	£335,723.39	£17.95

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

The estate is served by Junctions 9 & 10 of the M60 and Junction 2 of the M602 Motorway. Manchester Airport is approximately 10 miles away.



Road

M60: 4 miles M602: 6 miles M56: 5 miles



Airport

Manchester airport: 9 miles



Rail

Parkway Metro Link Stop: 0.8 miles Rail Freight Terminal: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (63)

Key Contact



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Senior Asset Manager

"Henrietta is a Senior Asset Manager based in the North."



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