

Industrial

# UNIT BAY1 | LONGWOOD ESTATE TRAFFORD PARK

Longwood Road Trafford Park, Manchester, M17 1PZ

## UNIT BAY1 | 28,961 SQ FT

### Industrial Unit with office

Bay 1, Longwood Park is situated on in a well-managed estate within Trafford Park. This newly refurbished unit benefits from a large secure yard, car parking, a level access loading doors, office accommodation and 8.8mtrs eaves height. The estate is located within one of Europe's most renowned industrial hubs, Trafford Park, and offers excellent transport links, with proximity to the M60 and Manchester city centre. Trafford Park is home to over 1,300 businesses, and the estate provides superb connectivity to the motorway network, including junction 2 of the M602 (1 mile) and the M60 (1.5 miles). Manchester International Airport is just 10 miles away, and two Metrolink tram stops offer additional transport options across Greater Manchester.

Lease Type

New



### ✓ Unit Summary

- Office Accommodation
- Private Yard
- 24 Hour Access
- Roller Shutter Door
- Close to Transport
- Premier Industrial Location

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£240,000.00	£8.29
Rates	£92,130.00	£3.18
Maintenance Charge	£28,961.00	£1.00
Insurance	£5,792.20	£0.20
Total Cost	£366,883.20	£12.67

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

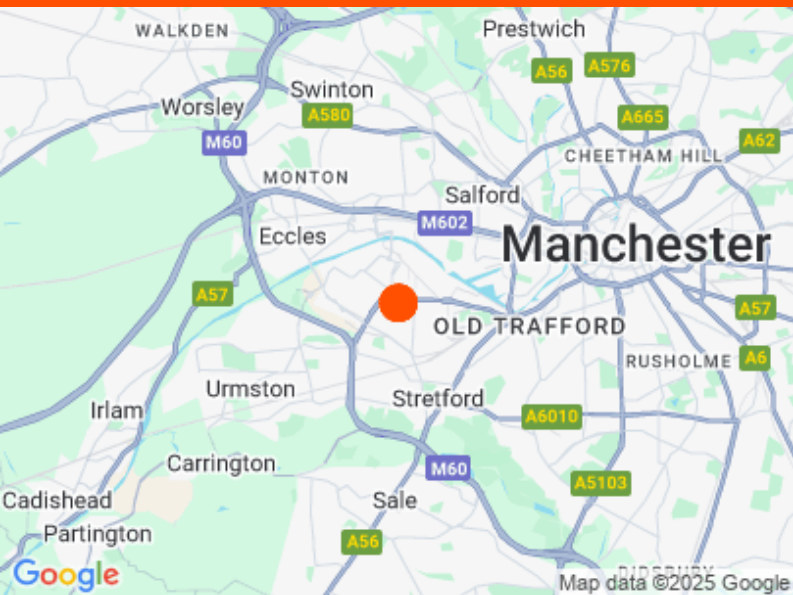
➔ For more info please visit: [unit.info/U3P0500068](http://unit.info/U3P0500068)

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## Location

The central position provides excellent access to the motorway, J9 M60 1.5 miles away and the city centre being 5 miles away.



Road  
M60: 1 miles



Airport  
Manchester: 9 miles



Rail  
Manchester: 5.5 miles

## 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 (53)

## Key Contact



**James Berry**  
Asset Manager

"James is an Asset Manager based in the North."



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