

Industrial

UNIT D2 | LONGFORD TRADING ESTATE TRAFFORD PARK

Thomas Street Stretford, Manchester, M32 0JT

UNIT D2 | 4,292 SQ FT

Industrial Unit with Office

Unit D2 at Longford Trading Estate offers newly refurbished industrial space situated on a secure estate. The unit includes LED Lighting, office accommodation and WC facilities, providing a well-rounded solution for businesses in need of storage or industrial space. The estate is located next to 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 globally recognised as a centre of excellence, with more than 9 million sq.m of business space and home to over 1,300 businesses. Located just 1.5 miles from Junction 9 of the M60 and 5 miles from Manchester city centre, this unit offers superb connectivity for businesses requiring efficient access to the M60 and beyond.

Lease Type

New



✓ Unit Summary

- ☒ Office Accommodation
- ☒ 3 Phase Power
- ☒ Roller Shutter Door
- ☒ On-Site Security
- ☒ WC facilities
- ☒ Car Parking

View Floor Plans

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£36,100.00	£8.41
Rates	£10,603.75	£2.47
Service Charge	£3,338.48	£0.78
Insurance	£858.40	£0.20
Total Cost	£52,927.15	£12.33

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.

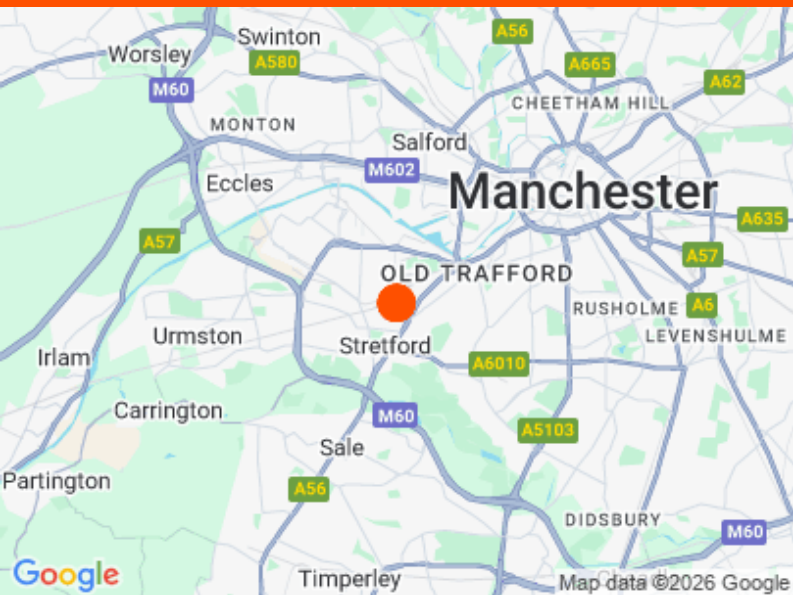
➔ For more info please visit: unit.info/U3P0500036

+44(0) 808 169 7554

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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: 2.4 miles



Airport
Manchester: 9 miles



Rail
Manchester: 4.5 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	D (76)

Key Contact



Natalie Loboda

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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