

Industrial

# UNIT W002 | LONGWOOD ESTATE TRAFFORD PARK

Longwood Road Trafford Park, Manchester, M17 1PZ

## UNIT W002 | 5,002 SQ FT

### Industrial Unit with office

Located in the heart of Trafford Park, Unit W002, Longwood Park is a refurbished industrial unit offering good eaves height, electrically operated shutters/loading doors, and an extensive secure yard. Situated within a well-managed, secure estate, this unit provides a prime business location with excellent motorway access. Positioned on Westinghouse Road, the estate is just minutes from MediaCityUK, Manchester City Centre, and the M60, ensuring seamless connectivity to the national motorway network. An ideal opportunity for businesses seeking a modern, well-located industrial space in one of Manchester's most established commercial hubs.

Lease Type

New



### Unit Summary

- ☒ High Level of Office Accommodation
- ☒ Close to Transport
- ☒ Premier Industrial Location
- ☒ 3 Phase Power
- ☒ 24 Hour Access
- ☒ WC facilities

### Occupational Costs

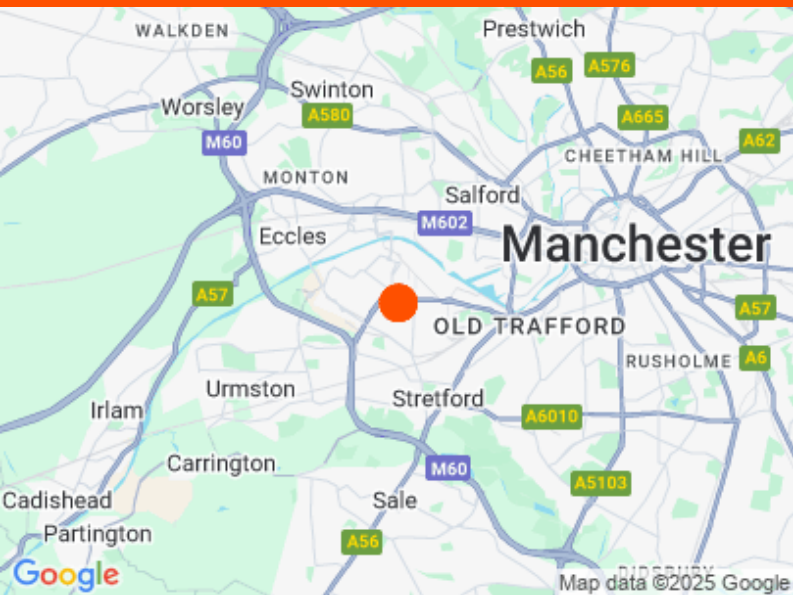
	Per Annum	Per Sq Ft
Rent	£54,400.00	£10.88
Rates	£15,469.00	£3.09
Service Charge	£1,261.31	£0.25
Insurance	£1,000.40	£0.20
Total Cost	£75,871.40	£15.17

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.

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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	E (124)

## Key Contact



**Jonathan McIlhinney**

Asset Manager

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



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