

TO LET

Detached Industrial / Warehouse Unit 4,711sq ft (437.36 sq m)



020 7935 4499
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Thomas Street, Stretford, M32 0JT

- **Immediately Available**
- Well established industrial area, directly adjacent to Longford Trading Estate.
- 4 loading doors.
- 5m eaves.
- 4 miles from Manchester City Centre
- Additional open storage land available.



Contacts

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Location

The unit is well situated just off the A56, which neighbours Trafford Park and sits 3 miles to the Southwest of Manchester city centre. The site is also less than 2 miles to the north of Junction 7 of the M60 Motorway, which links to the national motorway network.



Description

The property comprises a self-contained detached unit of steel portal frame construction with ancillary office accommodation, which includes WC's and kitchen facilities. Externally, the property benefits from a good loading area and additional land available to either side of the unit.

Terms

The property is available by way of a new full repairing and insuring lease.

EPC

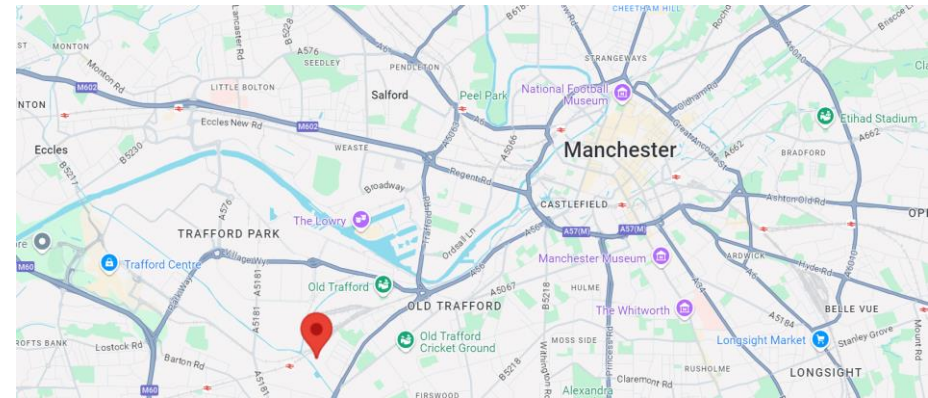
The subject property has an Energy Performance Rating of C-69. Certificate available upon request.

Legal Costs

Each party is responsible for their own legal costs.

Viewing

Viewing is strictly by prior appointment with Colliers.



Colliers

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