

**TO LET**

**Unit 2 Leo Industrial Estate, Mosley Road,  
Trafford Park, M17 1JS**

**22,356 SQ FT**

**B8**

**0161 375 6000**

[www.b8re.com](http://www.b8re.com)



**SEMI DETACHED MODERN WAREHOUSE UNIT**



## LOCATION

Leo Industrial Estate is situated on Mosley Road, in the heart of Trafford Park. The estate is serviced by Junctions 9 & 10 of the M60 and Junction 2 of the M602 motorway.

Manchester city centre is just 4 miles to the east, Manchester Airport is also only 10 miles away.

## DESCRIPTION

The property comprises a modern warehouse premises which benefits from the following specification :

- 8m eaves
- Two Level Access Loading Doors
- Offices and amenities across two floors
- Parking and yard area
- Secure enclosed site

## RENTAL

Available upon request

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.



**M17 1JS**

## ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

## CONTACT

For further information please contact:-

Anthony Mellor:  
Email: [anthony@b8re.com](mailto:anthony@b8re.com)  
Tel: 0161 320 520

Will Kenyon  
Email: [will@b8re.com](mailto:will@b8re.com)  
Tel: 0161 320 520

Jack Weatherilt  
Email: [jack.weatherilt@dtre.com](mailto:jack.weatherilt@dtre.com)  
Tel: 0161 549 9760



**DTRE**

