

**Mileway**

# Parkway Trading Estate Manchester

Available to Let  
Warehouse  
7,105 - 23,969 sq ft



7 m eaves height



Secure self-contained yard



Three-phase electricity



Roller shutter doors



Fully refurbished



Available immediately

# Parkway Trading Estate

Longbridge Road Manchester M17 1SN



## Description

These refurbished single-storey steel portal frame warehouses are ideally located close to the M60 motorway, offering excellent accessibility. The units feature three level-access roller shutter doors, an eaves height of 7 metres and a secure, self-contained yard. They have a dedicated single-storey office space that is heated, well-lit and carpeted along with kitchen and WC facilities.

## Location

The property is conveniently located on Longbridge Road, which provides direct access onto Ashburton Road West. The property is situated approximately 1 mile from Junction 9 of the M60 orbital motorway and 1.5 miles from J10 of the M60. The units are less than 5 miles from Manchester City Centre.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

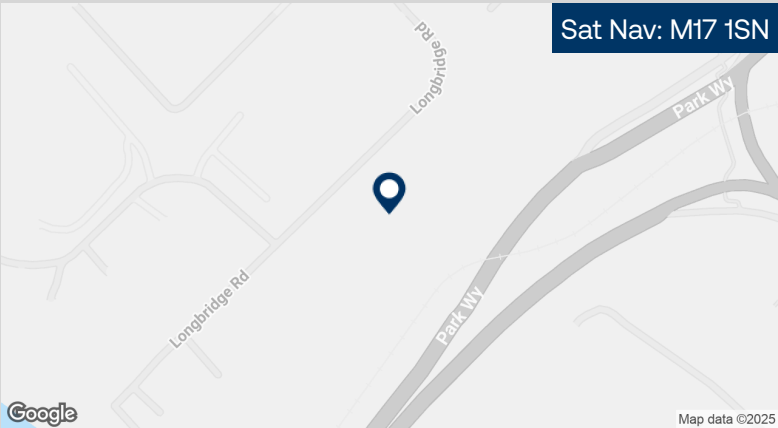
Please contact:

**Mileway**  
Charlotte Middleton  
northwest@mileway.com  
01925 358160

**B8 Real Estate**  
Anthony Mellor  
anthony@b8re.com  
07794 757939

**B8 Real Estate**  
Will Kenyon  
will@b8re.com  
07802 869279

**JLL**  
Joe Bostock  
joe.bostock@jll.com  
0161 238 7224



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Units 3 to 5	Warehouse	23,969	Immediately
Unit 8	Warehouse	7,105	Immediately
Total		31,074	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.