

# TO LET

Longford Trading Estate, Thomas Street,  
Stretford, Manchester, M32 0JT

**B8**  
REAL ESTATE



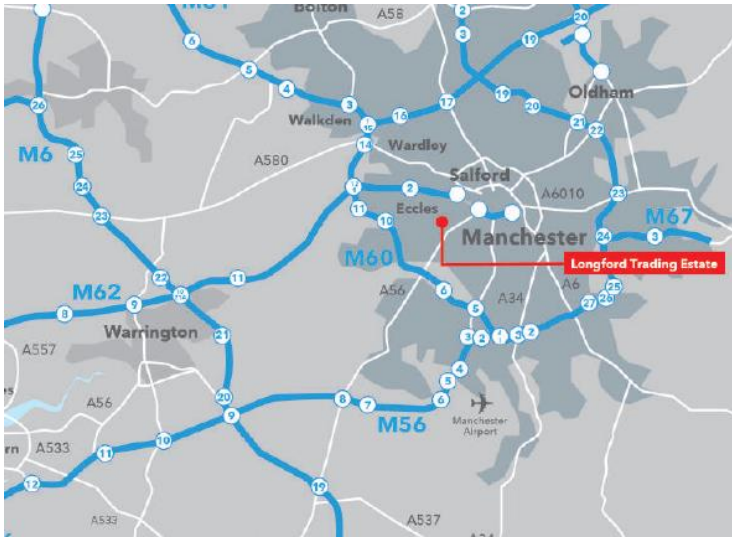
## INDUSTRIAL / WAREHOUSE UNIT

**Unit H4 – 9,868 SQ FT**

- To be Refurbished
- Level Access Loading
- Warehouse Lighting
- Offices / Amenities
- Immediate Access to M60 Motorway
- Edge of Trafford Park Location

**0161 375 6000**

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## LOCATION

Longford Trading Estate is excellently situated just off the main A56 Trunk Road, 2 miles west of Manchester city centre and adjacent to Trafford Park.

The estate also benefits from excellent motorway connections with direct access to Junction 7 of the M60 to the south west and the M602 to the north.

## DESCRIPTION

The Estate comprises eight terraces of light industrial/warehouse units with associated offices arranged across 19 units from 2,000 – 10,000 sq ft.

The units are of steel portal frame construction with pitched roofs and eaves heights ranging from 2.5 to 5 metres.

Externally the estate is fully perimeter fenced and benefits from security guard monitoring. There is a communal parking area to the north of the site.



## TERMS

The premises are available on a new fully repairing and insuring lease on terms to be agreed.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## EPC

Available upon request.

## VIEWINGS

Strictly via appointment with the joint agents:

B8 Real Estate

**Contact: Anthony Mellor**

Tel: 0161 375 6000

Email: [anthony@b8re.com](mailto:anthony@b8re.com)

DTRE

**Contact: Jack Weatherilt**

Tel: 0161 549 9760

Email: [jack.weatherilt@dtre.com](mailto:jack.weatherilt@dtre.com)