



UNIT 1 LEO INDUSTRIAL ESTATE



TO LET

26,534 SQ FT (2,465 SQ M) DETACHED INDUSTRIAL UNIT TO LET IN THE HEART OF TRAFFORD PARK

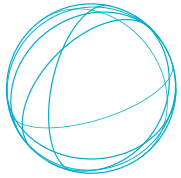
Leo Industrial Estate is situated on Mosley Road, in the heart of Trafford Park, approx. four miles west of Manchester City Centre. Trafford Park is recognised as the most premier established industrial estate in the North West and one of the largest in Europe. The estate is served by Junctions 9 & 10 of the M60 and Junction 2 of the M602 Motorway. Manchester Airport is approximately 10 miles away.

UNIT 1, LEO INDUSTRIAL ESTATE

- Established prime location
- Warehouse with 8m eaves (10m to the apex)
- Dock leveller and full height loading doors
- HQ facility

MANAGED BY

Langtree

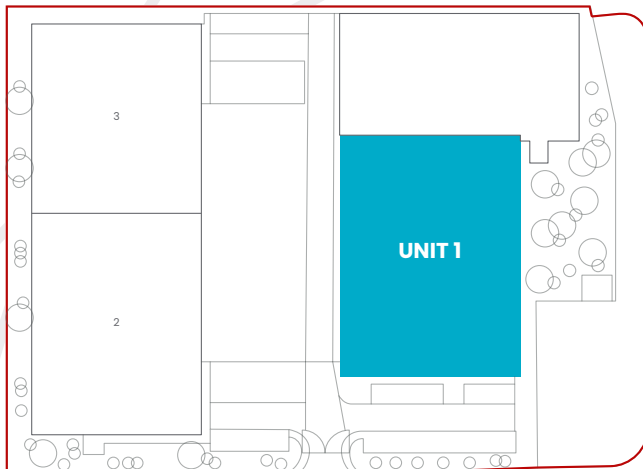


UNIT 1 LEO INDUSTRIAL ESTATE

THE SITE

Unit 1 is of steel portal frame construction and is a detached industrial unit on the well-maintained Leo Industrial Estate. The unit has plentiful office space which benefits from good natural light, kitchen, and WC facilities. The unit also benefits from a concrete surfaced parking and loading area which provides great access to the level access loading door.

This HQ facility offers high quality office and warehouse space in the centre of one of the largest and most successful business parks in Europe.



SPECIFICATION

The property comprises the following specification:

- | 26,534 sq ft (2,465 sq m)
- | Warehouse with 8m eaves (10m to the apex)
- | 2 Dock levellers and one full height loading door
- | Good split of ancillary to warehouse with ground and first floor offices, WC's, and kitchens
- | Approx 24 parking spaces with a generous loading area to the rear
- | 138kVA
- | Secure enclosed site

SCHEDULE OF ACCOMMODATION

A total of 26,534 sq ft (2,465 sq m) is available across the following split:

Warehouse	20,857 sq ft
Ground Floor Office	3,004 sq ft
First Floor Office	2,673 sq ft
Total	26,534 sq ft

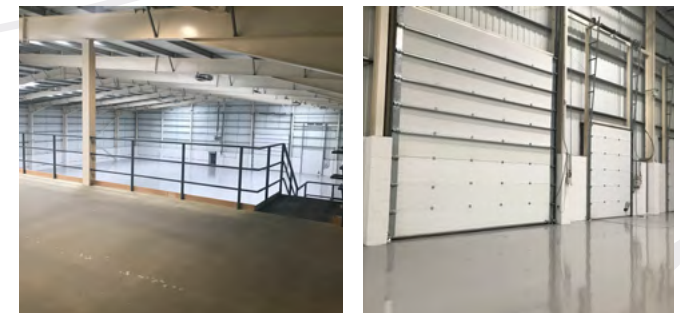




THE SITE

CONNECTIVITY

From M17 IJS	Miles
Parkway Metro Link Stop	0.5
Manchester International Rail Freight Terminal	1
M60 Junction 9	1.5
City Centre	3.5
Manchester Airport	8.2
Liverpool	30





UNIT 1 LEO INDUSTRIAL ESTATE

VAT

Rents where quoted are exclusive of VAT.

TERMS

The units are available by way of full repairing and insuring lease, on terms to be agreed.

RATES

The building is assessed in the 2023 list:

Unit 1, Leo Industrial Estate – RV £151,000.

Please note this does not represent the rates payable and the ingoing tenant should rely on their own enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE

C64

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWINGS

Strictly by appointment.



0161 831 3300

colliers.com/uk/industrial

NATHAN KHANVERDI

Phone: 07594 091 365

Email: nathan.khanverdi@colliers.com

RACHEL LEVER

Phone: 07395 370 317

Email: rachel.lever@colliers.com

www.langtreepp.co.uk/properties/leo-industrial-estate/

www.langtreepp.co.uk/properties

MANAGED BY

Langtree

01925 255525
[langtreepp.co.uk](https://www.langtreepp.co.uk)

The Agents for themselves and for the Seller/Lessor of this property who agents they are given notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. February 2023.

