



Unit F2, Longford Trading Estate, Stretford, Manchester, M32 0JT

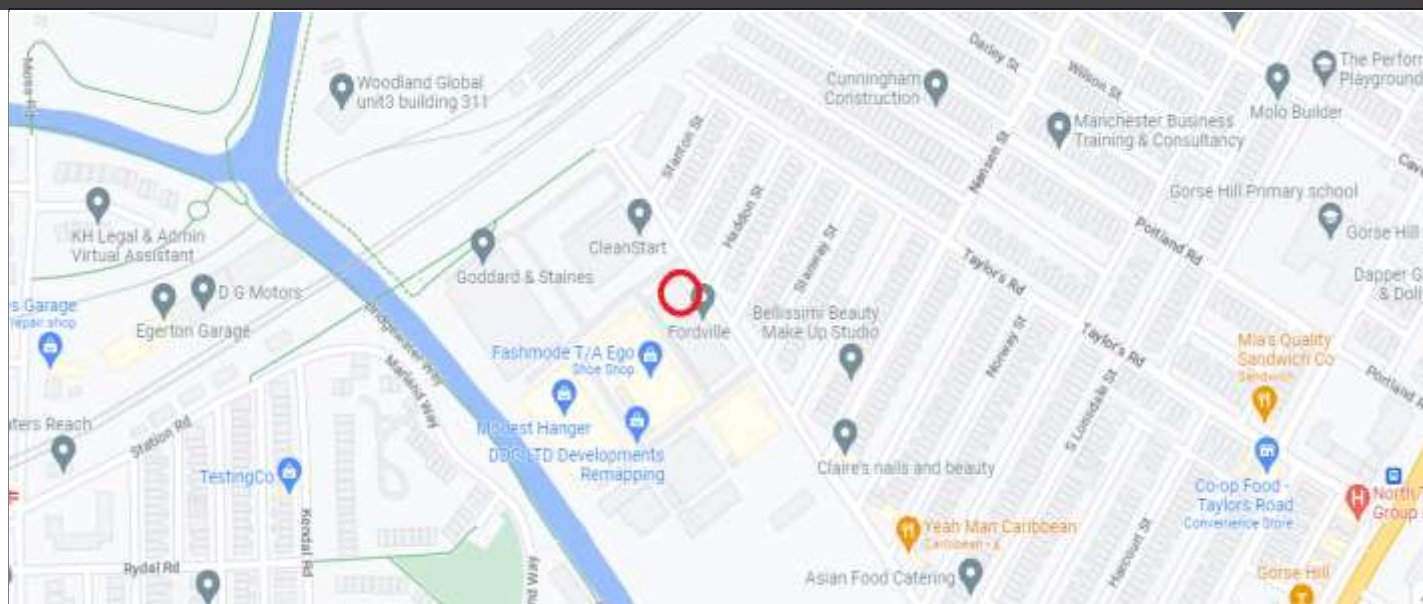
Circa 5,557 sq ft

## Single Storey Warehouse with offices

- 1 roller level access loading door
- Integral two storey offices
- 4.3 metre eaves
- **RENT ON APPLICATION**



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### Location

Longford Trading Estate is situated just off the A56 trunk road (Chester Road), within one mile of Trafford Park and two miles of Manchester City Centre.

J7 of the M50 is within one mile of the estate. The unit is within a short walk of Stretford Metrolink

### Description

The property comprises of a single storey warehouse with high quality two storey offices. The unit benefits from the following:

- 1 roller shutter door
- 4.3m eaves
- Lighting to the warehouse
- Good quality 2 storey offices
- Kitchenette and WCs in the offices

### Rental

The property is available on a leasehold basis.

The rent is available on application.

### Legal Costs

Each party will bear their own legal costs.

### Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

### VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with sole agents BC Real Estate. Please contact:

**John Barton** [john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

**Gary Chapman** [gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)