



**Units 3 & 4 Warren Road, Longwood Park, Trafford
Park, Manchester, M17 1PZ**

10,288 SQ FT

- Refurbished mid terrace industrial unit with secure yard
- 5m minimum internal height
- Five Electronic Level Access Loading Doors across two elevations
- Close to Manchester city centre and the M60 Motorway

0161 375 6000

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LOCATION

Longwood Park, is situated within an established industrial/warehouse environment fronting Westinghouse Road within the heart of Trafford Park.

Longwood Park benefits from a wide range of local amenities within a few minutes drive and easy access to the City Centre and M60 linking to the national motorway network.

LEGAL COSTS

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



SPECIFICATION

The property comprises a high-quality mid terrace industrial/warehouse unit benefitting from the following specification:

- 5m minimum internal height
- Five electric level access loading doors to two elevations
- Secure Yard to the rear
- LED Warehouse Lighting
- Ground and first floor Offices and Amenities
- Three Phase Power

TERMS

The unit is available by assignment of the existing lease /sublet but consideration will be given to a new lease on terms to be agreed.

VIEWINGS

For further information please contact B8 Real Estate:

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