

TRAFFORD PARK

LONGWOOD PARK

MANCHESTER, M17 1PZ

Lloyd Worrall Group

GSFCAR PARTS

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Tyres and Vehicle Maintenance

Vp Hire Station
Tools for Industry, Construction & DIY

Intertek

DAVID
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YESSS
ELECTRICAL

GREGGS

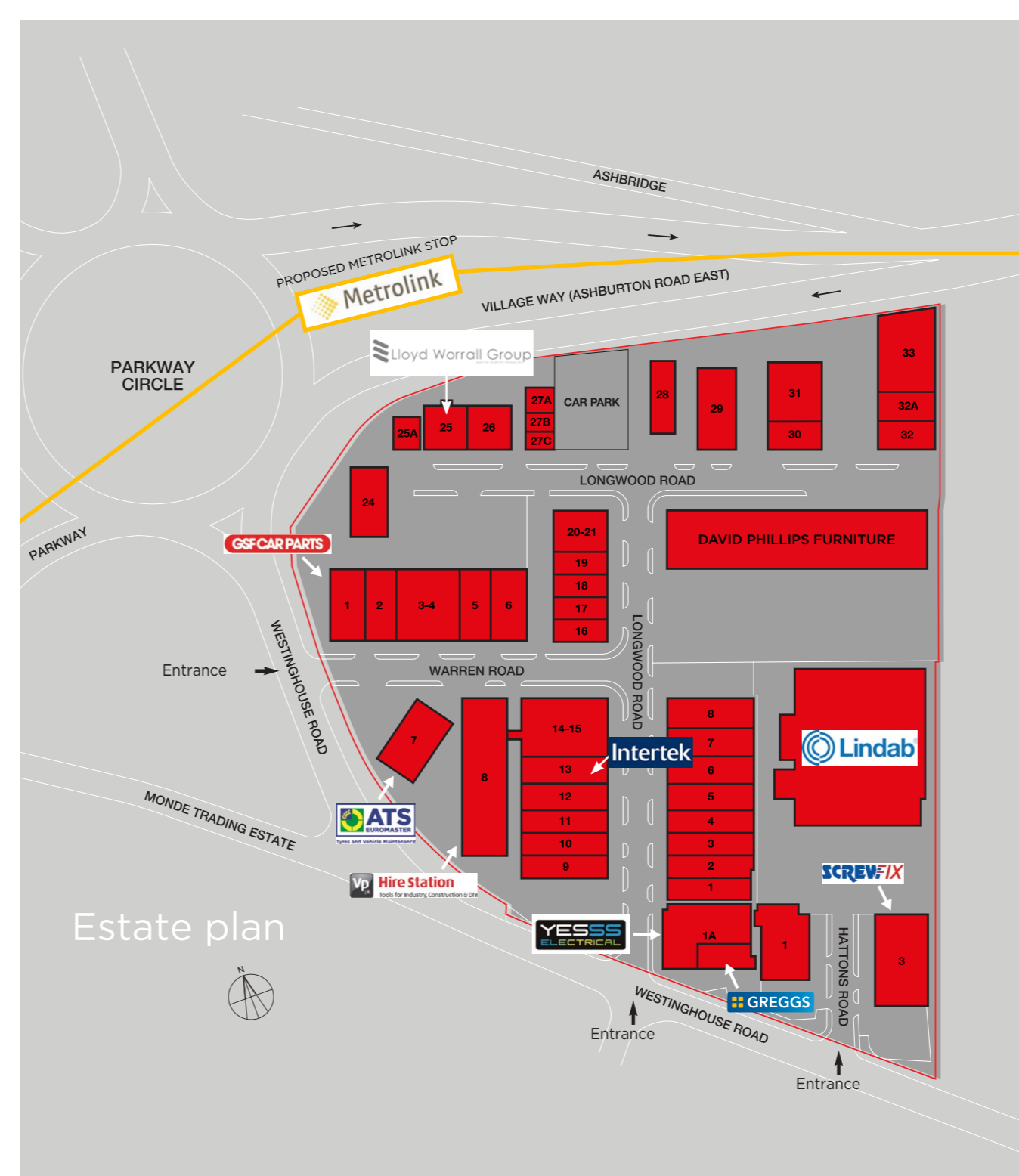
SCREWFIX

TO LET

- PROMINENT INDUSTRIAL / WAREHOUSE / TRADE COUNTER ESTATE
- HIGH QUALITY REFURBISHED UNITS
- PRIME LOCATION WITHIN TRAFFORD PARK

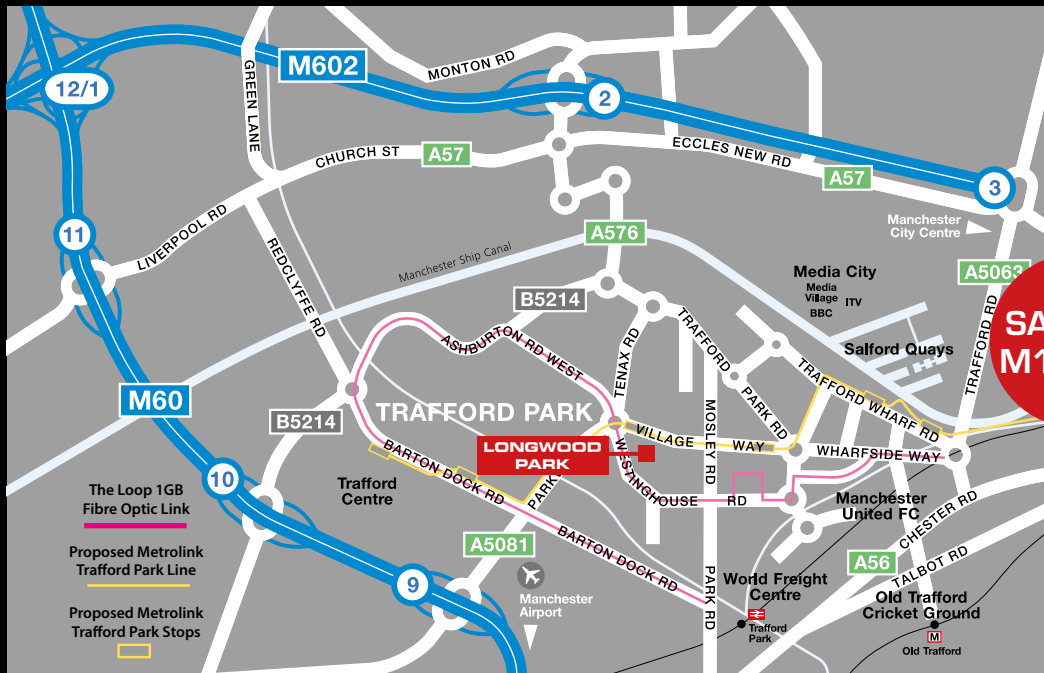
1,000 to 12,300 sq ft (93 to 1,143 sq m) (GEA)

CBRE
ASSET MANAGEMENT



Longwood Park is a well established industrial estate comprising 44 units ranging in size from 1,000 sq ft to 30,000 sq ft. The units have undergone comprehensive refurbishment including re-cladding, re-roofing and extensive improvements to the office accommodation.

- SPECIFICATION**
- Recently refurbished units
 - Integral offices
 - Electrically operated shutters / loading doors
 - 5 metre eaves height
 - Additional on-site parking
 - B1 (c), B2 & B8 permitted use
 - Prime position within Trafford Park
 - Close proximity to Media City and Manchester City Centre
 - Excellent motorway access
 - Well managed estate
 - Secure estate



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.

TRAFFORD PARK is home to more than 1,400 businesses and is Europe's biggest industrial estate. It covers approximately 1,200 acres and represents one of the largest concentrations of industrial and warehousing space in the UK.

COMMUNICATIONS

M60 - J9	1 mile
M602 - J2	1.9 miles
Trafford Centre	1.3 miles
Manchester City Centre	2.0 miles
Manchester Airport	9.4 miles

TERMS

Units are available on a leasehold basis.

FURTHER INFORMATION

For further information and arrangements to view the properties please contact the joint agents.



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