

**MAJOR REFURBISHMENT  
NOW COMPLETE**

**TO LET**

**MODERN INDUSTRIAL/WAREHOUSE UNITS  
FROM 6,000 TO 30,000 SQ FT**



**GUINNESS ROAD  
TRADING ESTATE**

TRAFFORD PARK







## GUINNESS ROAD TRADING ESTATE

TRAFFORD PARK

### DESCRIPTION

The estate provides a well presented multi-let industrial complex with 22 units offering a range of sizes. The units are available for immediate occupation, individually or combined, and are comprehensively refurbished to an excellent standard.

- Fully refurbished
- Steel portal frame construction
- Brick/profile metal cladding external elevation
- Eaves heights from 6m upwards
- Roller shutter door access to each unit
- Lighting throughout
- Office accommodation and WC's available in each unit
- Three phase electricity supply
- Designated service yard and car parking
- Ability to self contain



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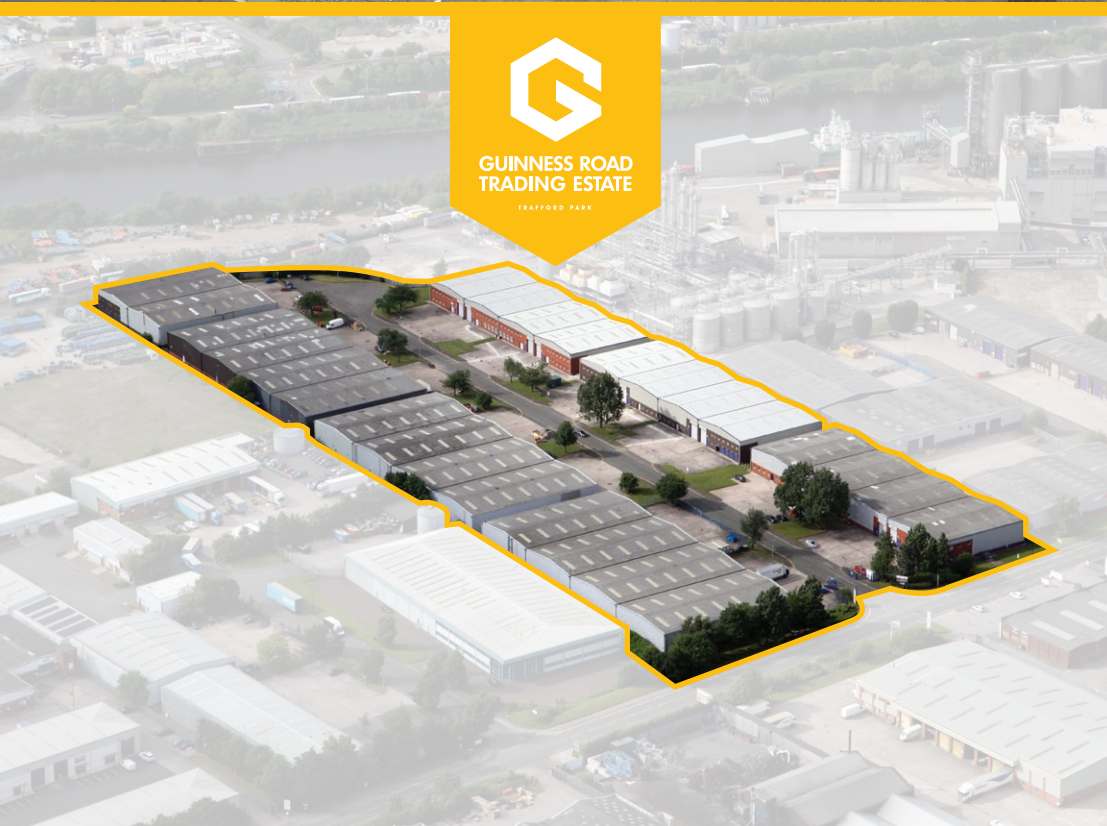




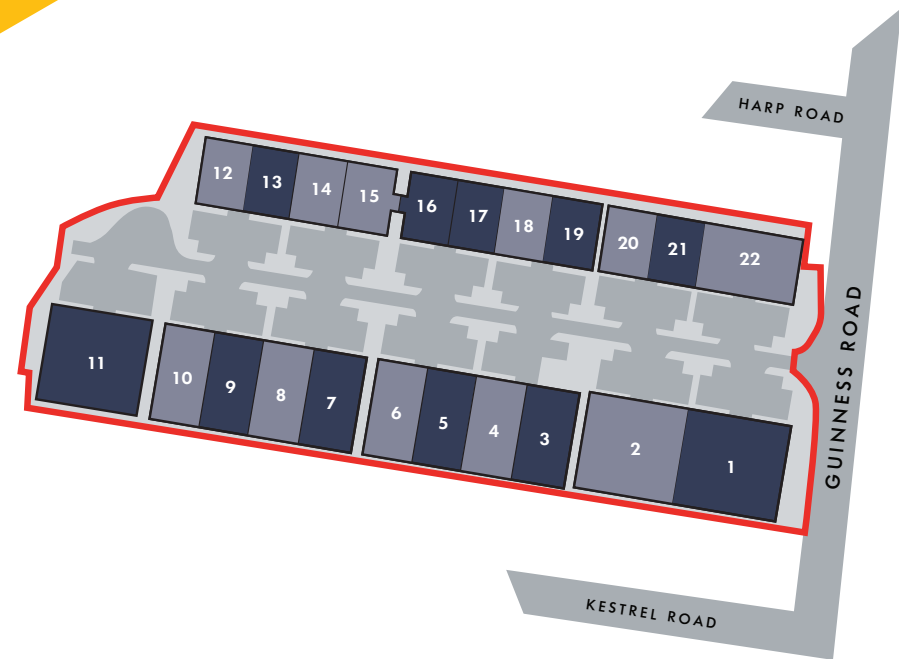


## ACCOMMODATION

The estate provides units situated on either side of a common access road, where individual or combined units ranging from 6,000 sq ft (557 sq m) upwards can be provided.



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## LOCATION

The estate is situated on Guinness Road, in the heart of Trafford Park and within 1.5 miles of Junctions 9 & 10 of the M60 Orbital Motorway, which can be accessed via Parkway (A5081) and Ashburton Road West (B5214). Junction 2 of the M602 is within 1.5 miles of the estate and can be accessed via Centenary Way which is at the eastern end of Guinness Road. Manchester City Centre lies approximately 4 miles to the east of the estate and Manchester airport, 10 miles to the south.

## TERMS

The units are available by way of new flexible Full Repairing and Insuring leases on terms to be agreed.

## RATES & SERVICE CHARGE

Tenants will be responsible for payment of business rates and an annual service charge.

## SECURITY

The estate benefits from on-site security between the hours of 7pm and 6am 365 days a year. Access can be gained out of hours via a keypad system.

## FURTHER INFORMATION

For further information contact the joint agents;

JLL 0161 828 6440 or  
Williams Sillitoe 0161 850 8030

On the instructions of

Hermes Real Estate



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See also [www.hermes.co.uk/real\\_estate/real\\_estate\\_rpi\\_challenges.htm](http://www.hermes.co.uk/real_estate/real_estate_rpi_challenges.htm)  
This property has been [developed] [redeveloped] [refurbished] [NB: choose as appropriate] recognising this policy.  
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