

DRAFT



# RINGWAY TRADING ESTATE

MANCHESTER AIRPORT | M22 5LH



ENTER

**TO LET**

**MODERN REFURBISHED INDUSTRIAL/WAREHOUSE UNITS WITH OFFICES  
FROM 5,325 - 34,923 SQ FT (501 - 3,244 SQ M)**

[www.ringwaytradingestate.co.uk](http://www.ringwaytradingestate.co.uk)



DESCRIPTION

AERIAL VIEW

LOCATION

SPECIFICATION

AVAILABILITY

FURTHER INFO

## DESCRIPTION

Ringway Trading Estate extends to 13,939 sq m (150,039 sq ft) of B1, B2 and B8 accommodation. The estate is located within an attractive landscaped environment close to Manchester Airport.



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MANCHESTER AIRPORT

RINGWAY ROAD

SHADOWMOSS METROLINK

 RINGWAY TRADING ESTATE

SHADOWMOSS ROAD

SIMONSWAY

 Metrolink

The estate is situated off **Shadowmoss Road**, which provides a direct link to **Ringway Road** and the **Airport**.



DESCRIPTION

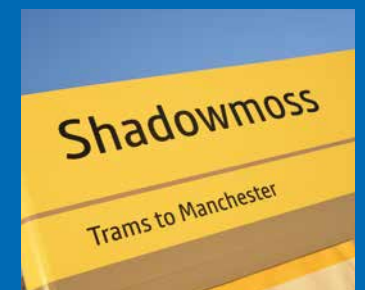
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## LOCATION

Ringway Trading Estate is the closest industrial estate to Manchester Airport, situated less than 1 mile away, with Jct 5 of the M56 motorway also being in very close proximity.

The estate is situated off Shadowmoss Road, which provides a direct link to Ringway Road and the airport.

Metrolink Tram Stop	0.25 mile
Manchester Airport	1 mile
M56 Jct 5	2.5 miles
M60 Motorway	4.5 miles
M6 Motorway	12 miles



## SPECIFICATION

All units will provide the following specification:

- Steel portal frame construction with brickwork and profile metal elevations
- 5.50 - 6.00m eaves height
- Roller shutter loading doors
- Secure fully fenced site
- Office accommodation
- All main services
- Dedicated on-site car parking
- Approx 10% translucent roof lights
- CCTV monitoring
- Attractive landscaping





## AVAILABILITY

The following units are currently available:

Unit 1A	Airplan Flight Equipment Ltd
Unit 1B	Sterling Event Group Ltd
Unit 2	Sterling Event Group Ltd
Unit 3	Scot Group Ltd
Unit 4	Scot Group Ltd
<b>UNIT 5</b>	<b>TO LET 5,325 SQ FT (494.71 SQ M)</b>
Unit 6	Tascor Services Ltd
Unit 7	Manchester Airport Plc
Unit 8	Manchester Airport Plc
Unit 9	TCR UK Ltd
<b>UNIT 10</b>	<b>TO LET 12,203 SQ FT (1,333.7 SQ M)</b>
Unit 11	Lloyds Autobody Ltd
Unit 12	Nippon Express (UK) Ltd
Unit 14	Arnold Clark Finance Ltd



## SITE LAYOUT

The accommodation extends to 13,865 sq m (149,254 sq ft) of B1, B2 and B8 accommodation





## TERMS

The premises are available To Let by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

## VAT

VAT will be charged where applicable at the prevailing rate.

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint letting agents.

**Andrew Lynn**  
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**Andrew Farrer**  
andrew.farrer@cbre.com

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