/INDURENT



Industrial

UNIT 2 | GUINNESS ESTATE TRAFFORD PARK

Guinness Road, Trafford Park, Manchester, M17 1SD

UNIT 2 | 2,956 SQ FT

Industrial Unit

Unit 2 at Guinness Estate offers a high-quality, refurbished units in the heart of Trafford Park. This unit benefits from LED lighting, car parking, a level access loading door, modern office space, on-site security and CCTV. Guinness Estate is ideal for trade counter operators with the estate situated on the main road through Trafford Park with plenty of passing traffic. With 24-hour access, and excellent connectivity to major transport links. This site is central positioned providing easy access to J9 of the M60 (1.5 miles away) and Manchester city centre (5 miles away).

Lease Type	New



Unit Summary

- 3 Phase Power
- 24 Hour Access
- Premier Industrial Location
- Flexible Space
- Car Parking
- On-Site Secuirty

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£38,300.00	£12.96
Rates	£5,894.44	£1.99
Service Charge	£2,326.74	£0.79
Insurance	£591.20	£0.20
Total Cost	£48,480.64	£16.40

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U3P0500031

+44(0) 808 169 7554

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Location

The central position provides excellent access to the motorway, J9 M60 1.5 miles away and the city centre being 5 miles away.

Road
M60: 1 mile

Airport
Manchester: 9 miles

Rail
Trafford Park: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (78)

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Key Contact



Natalie Loboda
Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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