/INDURENT

Industrial

UNIT 17 | LONGWOOD ESTATE TRAFFORD PARK

Longwood Road Trafford Park, Manchester, M17 1PZ



UNIT 17 | 2,864 SQ FT

Industrial Unit with Office

Located in the heart of Trafford Park, Unit 17 Longwood Park is a refurbished industrial unit offering 5-metre eaves height, electrically operated shutters/loading doors, and additional on-site parking. Situated within a well-managed, secure estate, this unit provides a prime business location with excellent motorway access.
Positioned on Longwood Road, the estate is just minutes from MediaCityUK, Manchester City Centre, and the M60, ensuring seamless connectivity to the national motorway network. An ideal opportunity for businesses seeking a modern, well-located industrial space in one of Manchester's most established commercial hubs.

Lease Type	New



Unit Summary

- Refurbished Unit
- 3 Phase Power
- Electric Roller Shutter Door
- Ideal Trade Counter Units
- Storage Unit
- 24 Hour Access

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£32,400.00	£11.31
Rates	£8,645.18	£3.02
Service Charge	£871.99	£0.30
Insurance	£572.80	£0.20
Total Cost	£44,481.98	£15.53

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/U3P0500063

+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 miles

Airport
Manchester: 9 miles

Rail
Manchester: 5.5 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	E (121)

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Key Contact



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"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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