

SECURE OFFICE / STORAGE UNIT WITH YARD AREA

3,402 SQ FT – TO LET



**Unit H Enterprise Trading Estate, Guinness Road,
Trafford Park, M17 1SG**

3,402 sq ft with yard and parking area

- End terrace workshop / storage / office unit
- High quality offices across two floors
- Kitchen / WC facilities
- Workshop/storage space with loading area

0161 375 6000

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LOCATION

The property is in Trafford Park, the north west's premier industrial location, which is approximately 4 miles west from the city centre.

Trafford Park provides homes to over 1400 companies, employing excess of 44000 people.

Major occupiers include Kellogg's, Adidas, Proctor and gamble and L'Oréal.

FLOOR AREA

The unit extends to a total area of 3,402 sq ft, which is broadly broken down as follows:

- Workshop / Storage: 658 sq ft
- Offices and Amenities: 2,744 sq ft
- TOTAL: 3,402 SQ FT

DESCRIPTION

The unit benefits from the following specification:

- High quality offices across two floors
- Kitchen/ WC Facilities
- Workshop / storage area
- One small loading door
- Secure yard and parking to the front elevation

TERMS

The property is available on a leasehold basis on terms to be agreed.

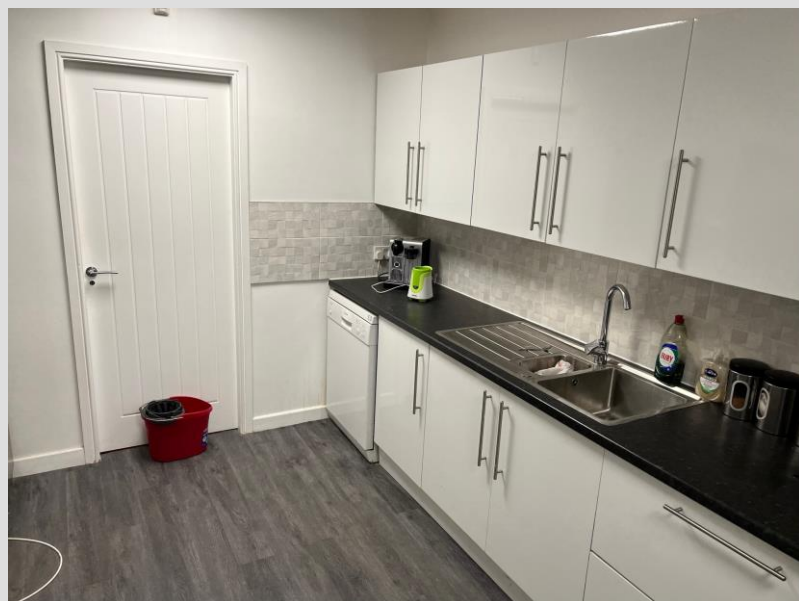
VIEWINGS

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