



## Longford Trading Estate

Thomas Street, Manchester, M32 0JT

### Refurbished single storey warehouse / industrial unit

**4,224 to 12,527 sq ft**  
(392.42 to 1,163.80 sq m)

- 1 New electric drive in loading door
- LED lighting throughout
- Concrete floor sealed and painted
- Extensively refurbished internal office accommodation
- Close to Manchester City Centre
- Roof Lights
- Immediate access to the M60 motorway

# Longford Trading Estate, Thomas Street, Manchester, M32 0JT

## Summary

<b>Available Size</b>	4,224 to 12,527 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

The Estate comprises eight terraces of light industrial/warehouse units with associated offices arranged across 19 units from 2,000 – 10,000 sq ft. The units are of steel portal frame construction with pitched roofs and eaves heights ranging from 3.6 to 6 metres. Externally the estate is fully perimeter fenced and benefits from security guard monitoring. There is a communal parking area to the north of the site.

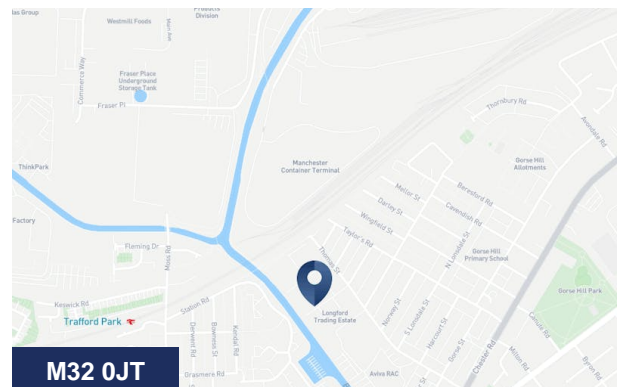
## Location

Longford Trading Estate is excellently situated just off the main A56 Trunk Road, 2 miles west of Manchester city centre and adjacent to Trafford Park. The estate also benefits from excellent motorway connections with direct access to Junction 7 of the M60 to the south west and the M602 to the north.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - H3	4,224	392.42	Available
Unit - E2	6,097	566.43	Available
Unit - E3	6,145	570.89	Available
Unit - B1	6,175	573.68	Available
Unit - H1	6,594	612.60	Available
Unit - D1	12,527	1,163.80	Available
<b>Total</b>	<b>41,762</b>	<b>3,879.82</b>	



## Viewing & Further Information

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