

SAT NAV: M17 1SR



UNIT 1 & 2

HARP

Trading Estate

Guinness Road, Trafford Park, Manchester M17 1SR

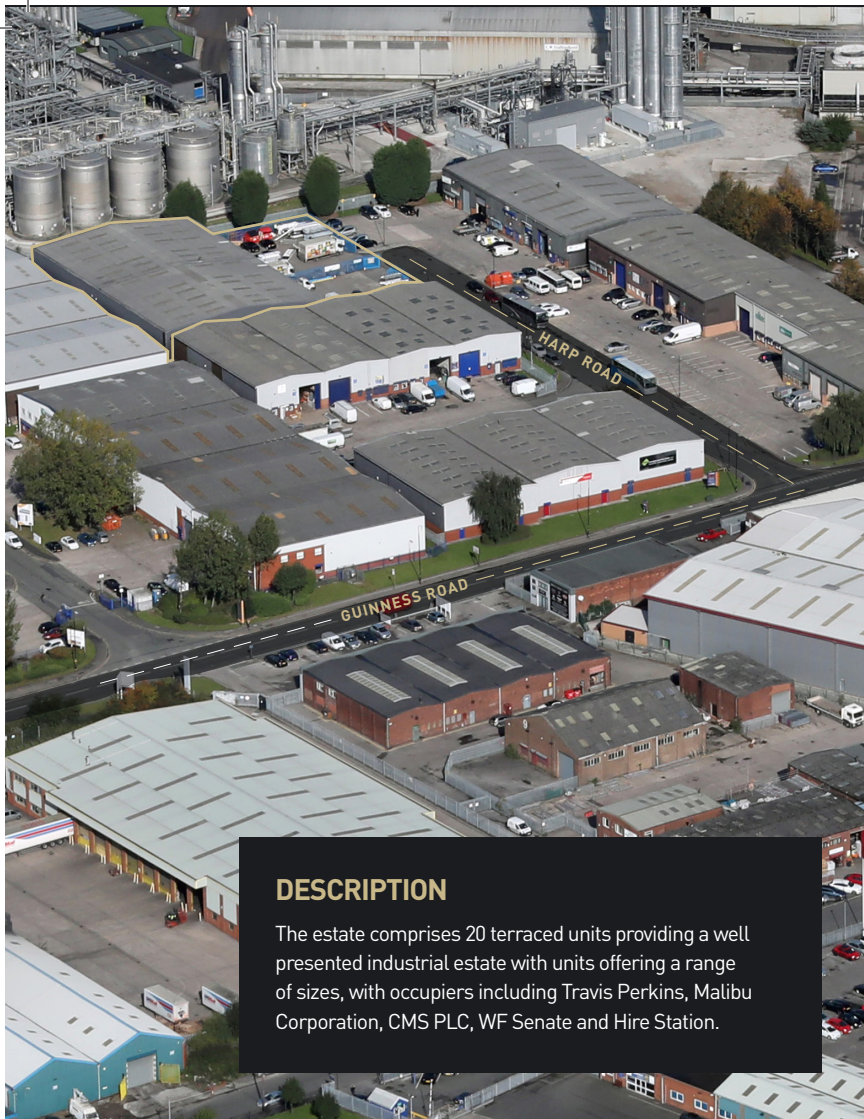
REFURBISHED TRADE COUNTER/WAREHOUSE UNITS

8,047 - 16,613 SQ FT

(747 - 1543 SQ M)

AVAILABLE **TO LET**

 **JLL**  **CBRE**



DESCRIPTION

The estate comprises 20 terraced units providing a well presented industrial estate with units offering a range of sizes, with occupiers including Travis Perkins, Malibu Corporation, CMS PLC, WF Senate and Hire Station.

LOCATION

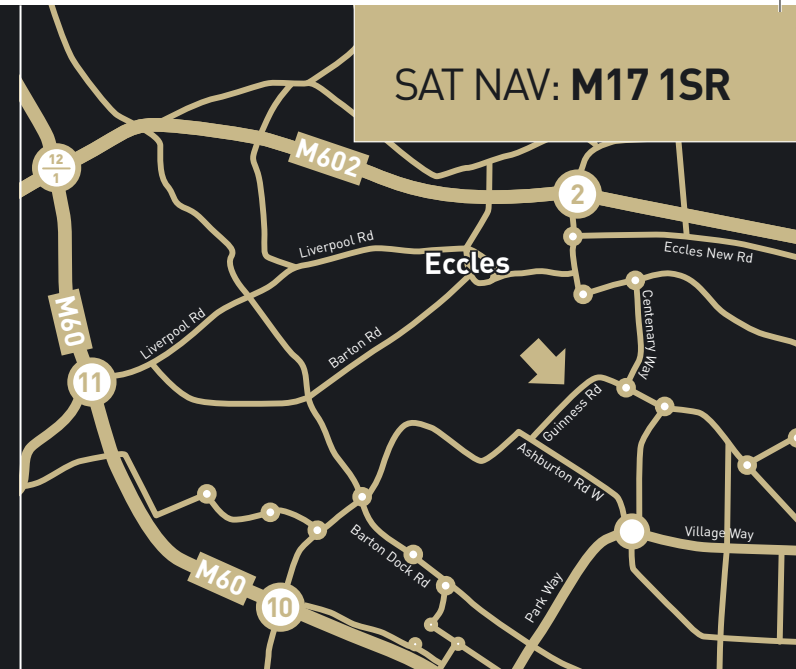
The estate is situated on Harp Road off Guinness Road, in the heart of Trafford Park and within 1.5 miles of junctions 9&10 of the M60 orbital motorway, which can be accessed via Parkway (A5081) and Ashburton Road West (B5214).

Junction 2 of the M602 is within 1.5 miles of the estate and can be accessed via Centenary Way which is at the Eastern end of Guinness Road.

Manchester city centre lies approximately 4 miles to the East of the estate and Manchester airport, 10 miles to the South.

SPECIFICATION

- Steel portal frame construction
- Brick / profile metal cladding external elevation
- Detached self contained unit
- Eaves height of 6 metres
- Two level access loading doors to each unit
- Office accommodation and WC's available in each unit
- Lighting and heating in the warehouse
- Secure yard and car parking
- To be refurbished
- Potential to split



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EPC

An EPC is available upon request.

RATES & SERVICE CHARGE

Tenants will be responsible for payment of business rates and an annual service charge.

TERMS

The unit is available by way of new Full Repairing and Insuring leases on terms to be agreed.

VIEWING Contact the joint letting agents:



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