

# TO LET

## Industrial / Warehouse Unit 8,600 sq ft (798.97 sq m)

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### Unit 14, Astra Business Park

Guinness Road, Trafford Park, Manchester, M17 1SD

- **Immediately Available**
- Fully fitted out.
- Large roller shutter door.
- 3 Phase Power Supply
- Large office and ancillary space
- Located in the heart of Trafford Park
- On site CCTV
- 24 hour access



#### Contacts

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**Isaac Downes**

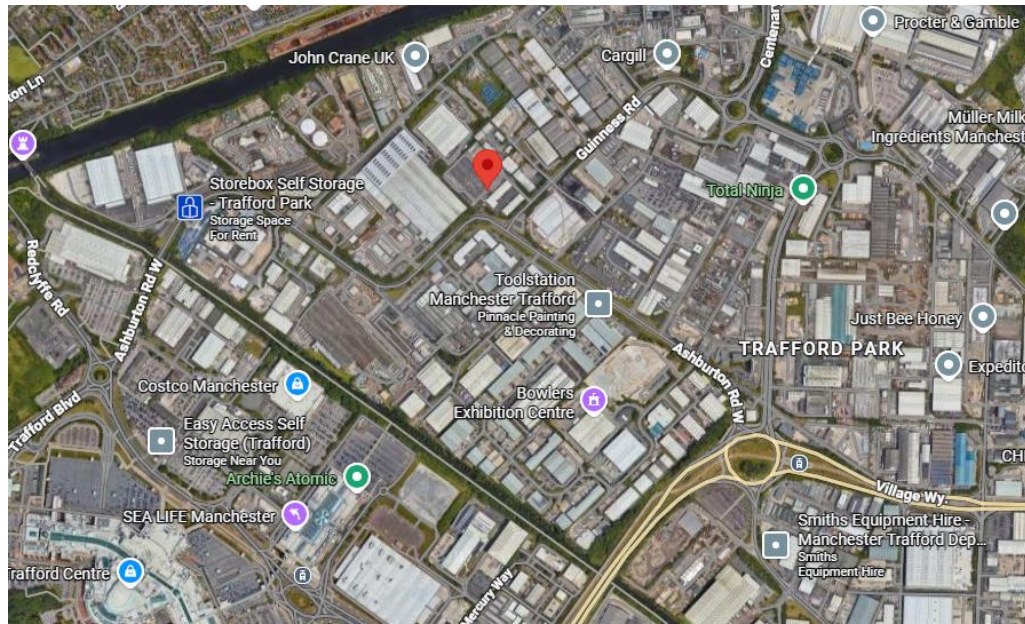
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## Location

Astra Business Park occupies a prime position, situated just off Guinness Road, one of the principal arterial routes through Trafford Park. The estate is located moments from the junction with Ashburton Road West, providing excellent connectivity to the wider Trafford Park area.

The site is located 2 miles from junction 11 of the M60, which connects to the wider motorway network. The strategic location provides good access to regional and national motorway networks, making Astra Business Park a strong location for both industrial and trade operators.



## Description

The premises comprise a modern steel portal frame warehouse with brickwork elevations to the eaves and a profile steel clad roof with 10% translucent roof panels. Internally, the unit benefits from a solid concrete floor, LED warehouse lighting, a kitchenette and two ground floor WC facilities. An open plan office is positioned at the front of the unit.

Access to the warehouse is via an electric roller shutter door measuring approximately 4.16 metres by 3.97 metres. The property provides generous internal clear heights, with an eaves height of 5.6 metres.

## Terms

The property is available by way of a new full repairing and insuring lease.

## Price

POA

## Rateable Value

Available on request

## Legal Costs

Each party is responsible for their own legal costs.



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