

Industrial

# UNIT 2 | LEO INDUSTRIAL ESTATE

Mosley Road, Manchester, M17 1JS

## UNIT 2 | 22,356 SQ FT

### Industrial Unit with Office Accomodation

Unit 2, Leo Industrial Estate offers premium industrial and logistics space in the highly sought-after Trafford Park area, just four miles west of Manchester City Centre. Designed to support a range of industrial operations, the unit features a minimum 7m eaves height, level loading doors and dedicated loading bays, ensuring efficient storage and distribution capabilities. Ample on-site car parking and a secure estate environment provide convenience and peace of mind for businesses.

Trafford Park is home to more than 1,400 businesses and is Europe's biggest industrial estate. It covers approximately 1,200 acres and represents one of the largest concentrations of industrial and warehousing space in the UK.

The property is strategically located with excellent transport links, the estate is served by Junctions 9 & 10 of the M60 and Junction 2 of the M602, offering fast access to the national motorway network. Manchester Airport is just 10 miles away, making this an ideal hub for businesses requiring strong regional and international connectivity.

Lease Type

New



### Unit Summary

- 3 Level Access Doors
- Refurbished Unit
- Premier Industrial Location
- Secure Estate
- Car Parking
- WC Facilities

### Occupational Costs

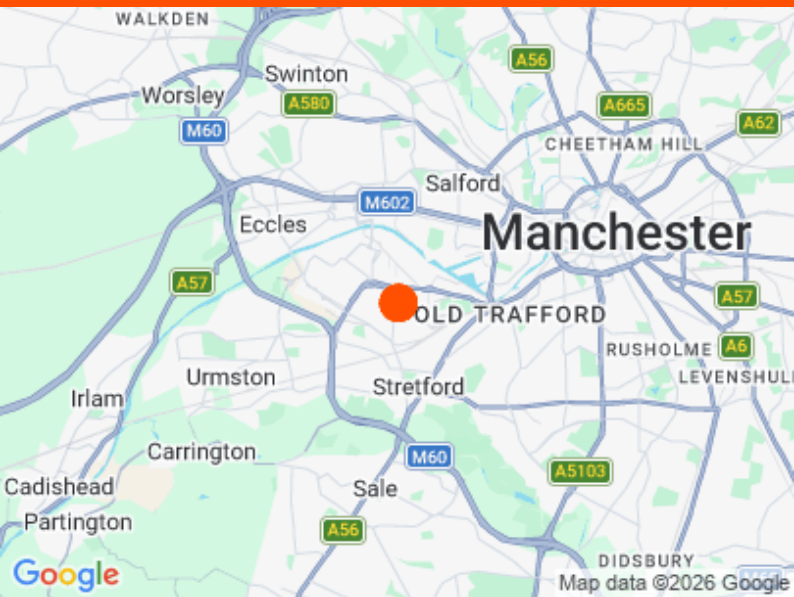
	Per Annum	Per Sq Ft
Rent	£289,500.00	£12.95
Rates	Not specified	Not specified
Service Charge	£8,106.69	£0.36
Insurance	£4,471.20	£0.20
<b>Total Cost</b>	<b>£302,077.20</b>	<b>£13.51</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

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## Location

The estate is served by Junctions 9 & 10 of the M60 and Junction 2 of the M602 Motorway. Manchester Airport is approximately 10 miles away.



Road  
M60: 4 miles M602: 6 miles M56: 5 miles



Airport  
Manchester airport: 9 miles



Rail  
Parkway Metro Link Stop: 0.8 miles Rail Freight Terminal: 1 mile

## 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	D (90)

## Key Contact



**Henrietta Daniels**

Senior Asset Manager

"Henrietta is a Senior Asset Manager based in the North."



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