



# INDURENT

LYNTOWN TRADING ESTATE

MANCHESTER M30 9QG  
///HAMMER.ENJOYABLE.HEDGE

NEWLY REFURBISHED DETACHED UNIT  
76,113 SQ FT (7,071 SQ M)  
AVAILABLE NOW TO LET



1 mile to M602 J2.



Premier industrial location.



Warehousing that Works.

# High performance space for your business.

Flexible industrial/warehouse unit finished to a high specification to include fitted lobby and fitted first floor offices with air conditioning, kitchen area, LED lighting and WCs.

Positioned within one of Manchester's most established industrial locations, Unit L1-L3 at Lyntown Trading Estate offers an exceptional opportunity for occupiers seeking high-quality, flexible space with excellent transport connectivity.

Extending to 76,113 sq ft, the property has undergone a comprehensive refurbishment, providing modern office accommodation, efficient LED lighting, upgraded welfare facilities, and enhanced loading capabilities.

With two secure yards, dock-level and level-access loading, and generous car parking, the unit is designed to support fast-paced logistics, manufacturing, and distribution operations

Its strategic location, just one mile from J2 of the M602, ensures seamless access to the North West motorway network and Manchester City Centre.



24 hour access allowing for you to operate with unrestricted day-and-night entry.



Dedicated car parking for staff and visitors.



LED lighting for a bright working environment that's energy-efficient and helps to reduce running costs.

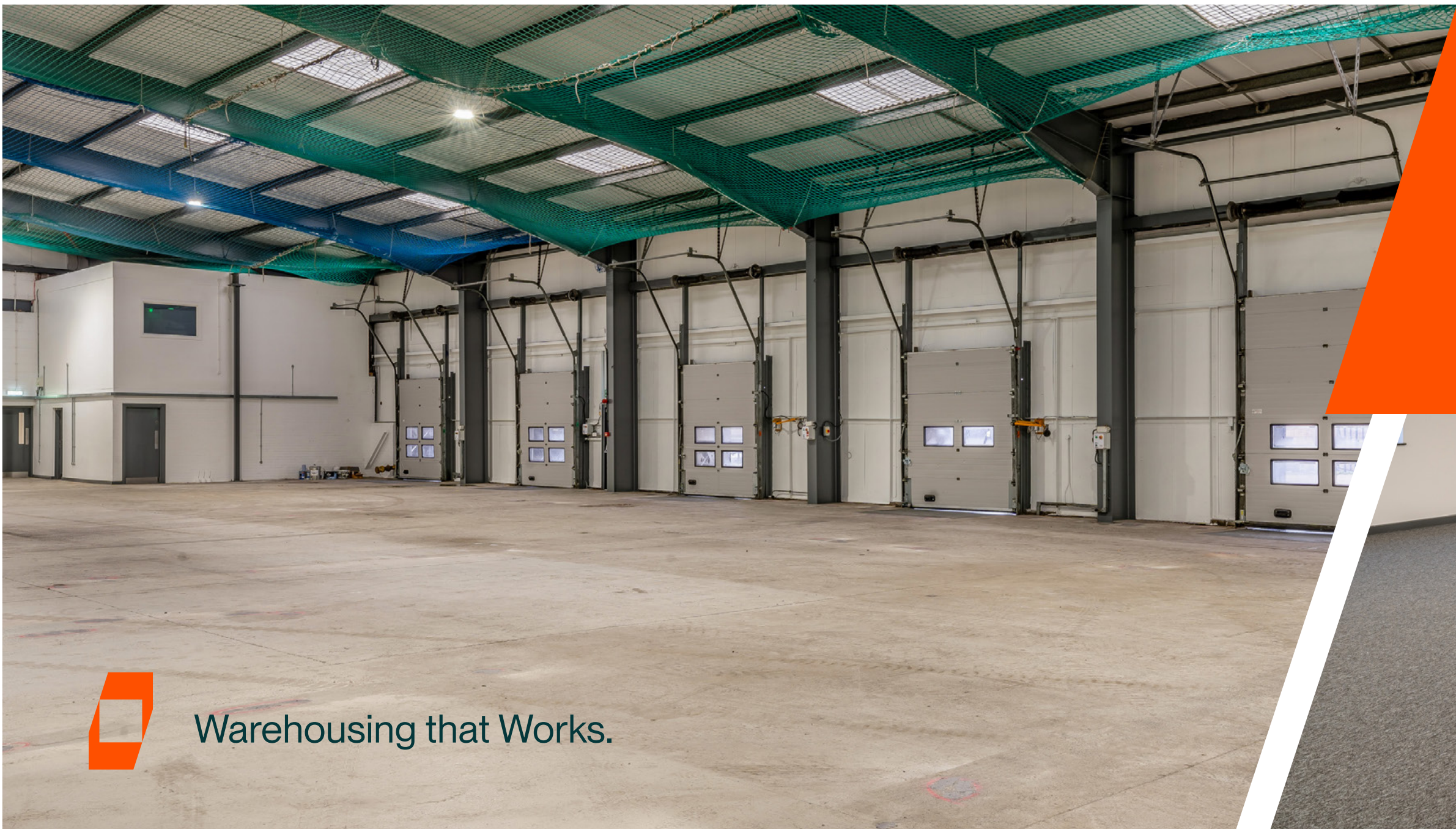


Private secure yard for loading, unloading, or additional storage.

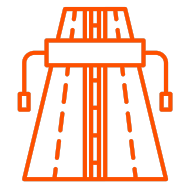


Refurbished space ready for operation.





# You're well-connected.



## MAJOR ROADS

M602 J2 1 mile  
 M62 J1 2.5 miles  
 M60 J11 2.7 miles



## CITIES/MAJOR TOWNS

Manchester 2.5 miles  
 Liverpool 31 miles  
 Leeds 48 miles



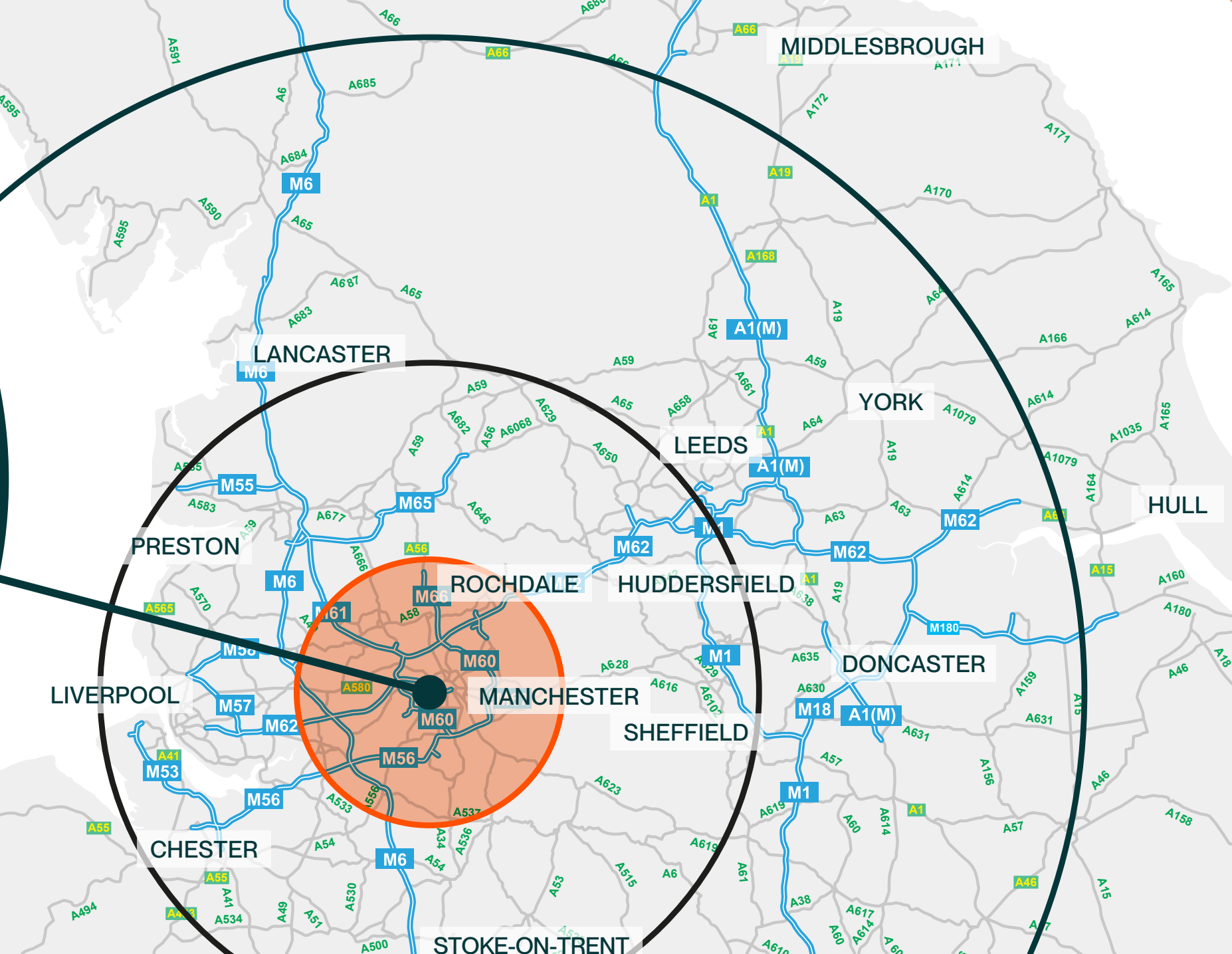
## AIRPORTS

Manchester 12 miles



## RAIL/METROLINKS

Eccles 2 miles



### Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
 Travel distances are approximate.  
 Maps not to scale.



Warehousing that Works.

# Schedule of accommodation.

UNIT L1-L3	
WAREHOUSE	72,237 SQ FT (6,711 SQ M)
GROUND FLOOR OFFICE	1,496 SQ FT (139 SQ M)
FIRST FLOOR OFFICE	1,496 SQ FT (139 SQ M)
WELFARE FACILITIES	904 SQ FT (84 SQ M)
TOTAL	76,113 SQ FT (7,071 SQ M)
CAR PARKING SPACES	c60
HAUNCH HEIGHT	6M (APPROX)
LEVEL LOADING DOORS	8
DOCK LOADING DOORS	4

All floor areas are approximate gross internal areas.



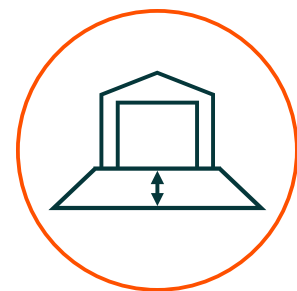
Secure self-contained site of 3.59 acres



Dedicated car parking



Two storey office space



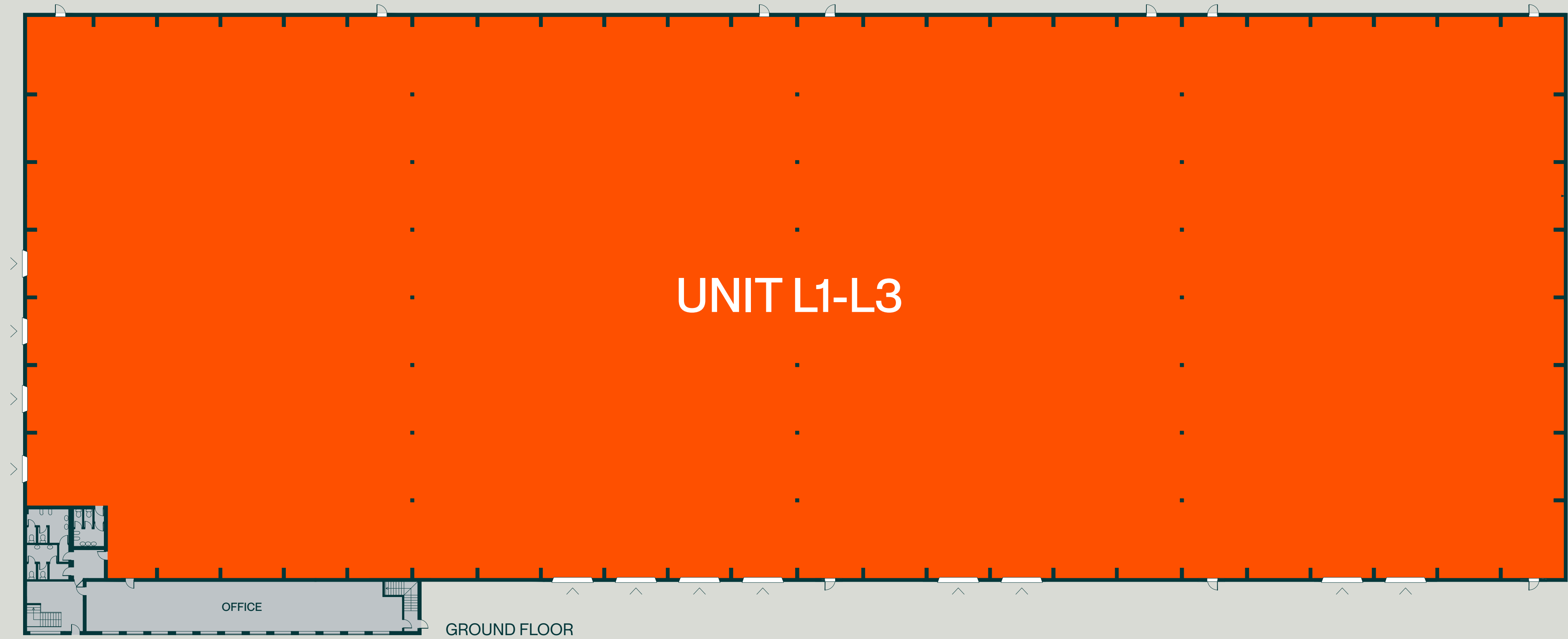
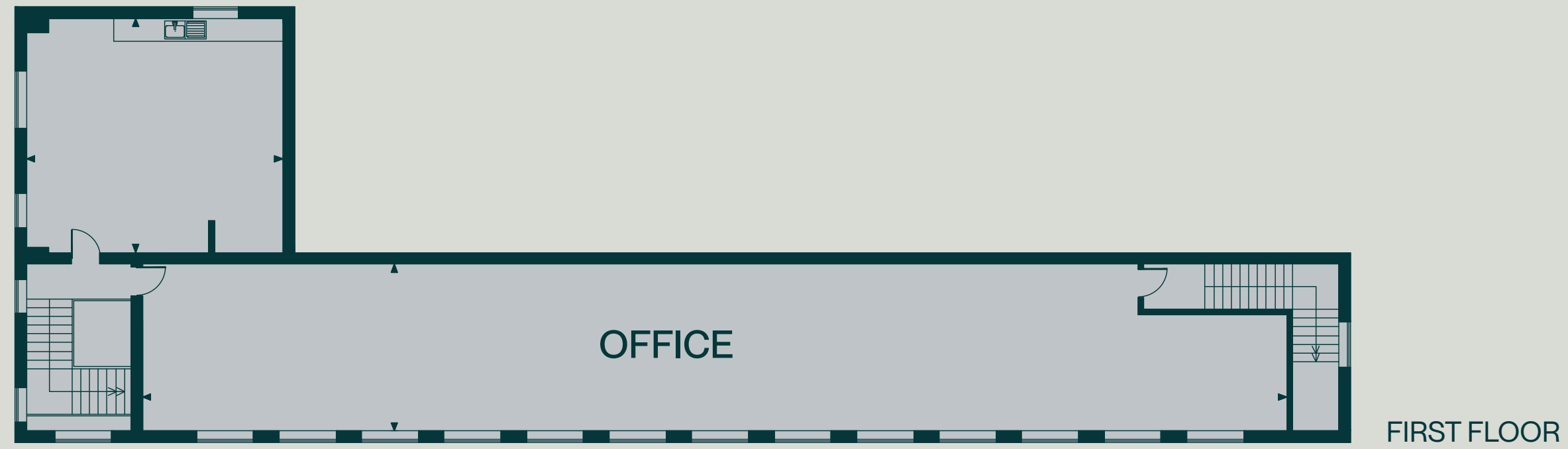
Two separate concrete surface yards



Warehousing that Works.



# Unit plan.





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Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. March 2026. TBDW 07973-01.



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