

UNIT 21 LYONS ROAD

TRAFFORD PARK,
M17 1RN

TO LET
MODERN
WAREHOUSE UNIT
& OFFICES
18,900 SQ FT
APPROX.

*** POTENTIAL FOR
LARGER YARD AREA**



Flexible
terms



Economic
rental



3 loading
doors



2 storey
offices



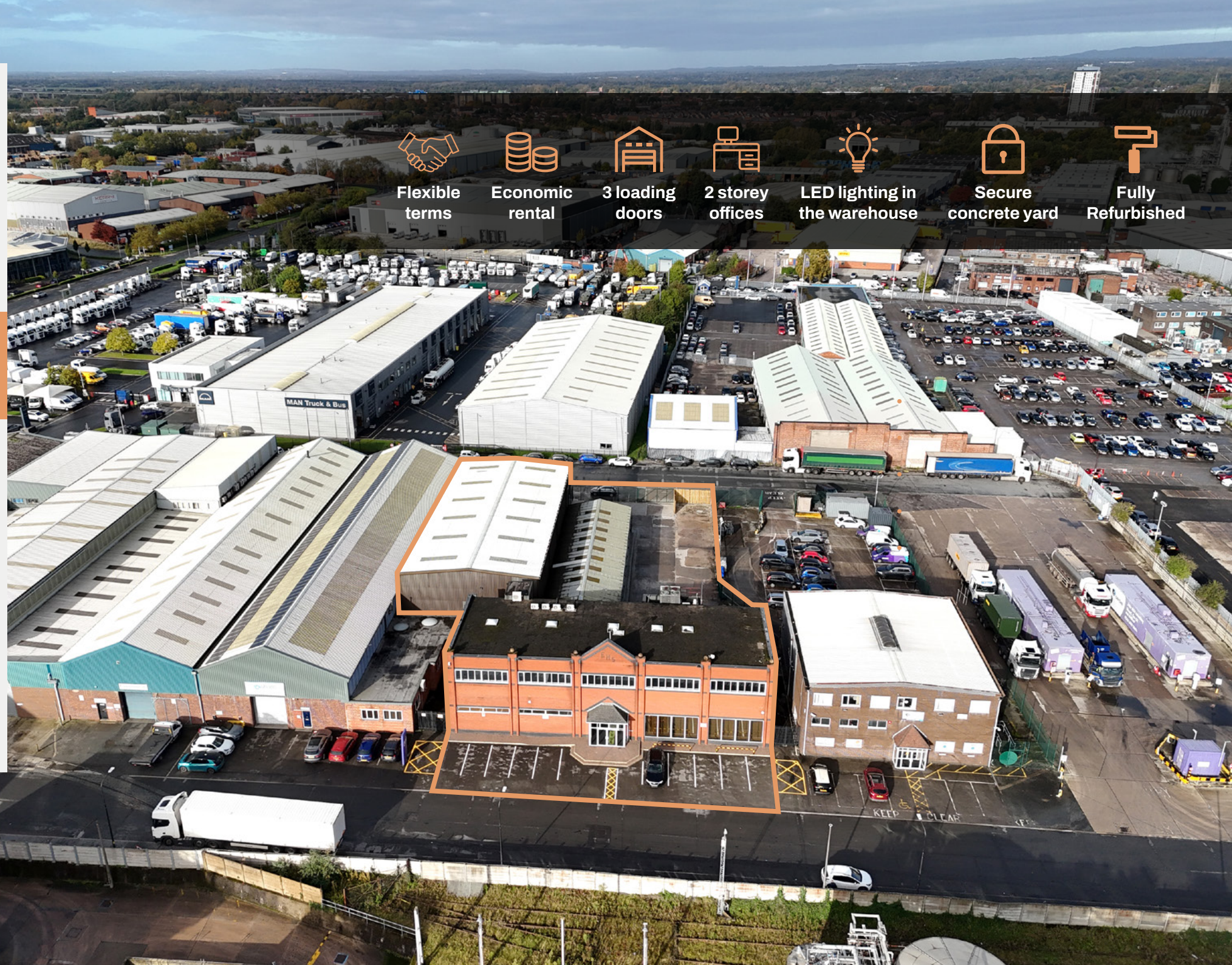
LED lighting in
the warehouse



Secure
concrete yard



Fully
Refurbished





ASHBURTON ROAD WEST

3 LEVEL ACCESS
LOADING DOORS

POTENTIAL TO REMOVE
UNIT TO CREATE
LARGER YARD

TWO STOREY
OFFICES

SECURE GATED
CONCRETE YARD

BAILEY ROAD

LYONS ROAD



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The property comprises a single storey warehouse which has been fully refurbished and it benefits from the following:

- ▶ 3 level access loading doors
- ▶ Secure gated concrete yard
- ▶ Two storey refurbished offices
- ▶ LED lighting in the main warehouse
- ▶ Kitchen and WC facilities in the offices
- ▶ New air conditioning in the offices
- ▶ New intruder and fire alarm
- ▶ LED low energy lighting in the offices

TO LET SECURE GATED WAREHOUSE UNIT & OFFICES
18,900 SQ FT APPROX.





The property is situated on Lyons Road, which is accessed directly from Ashburton Road West.

The property is within 1.5 miles of Junction 9 & 10 of the M60 and approximately 2 miles from the M602. Manchester City Centre is only 3.5 miles away and Media City within 1.5 miles.

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TERMS/RENT

The property is available on a leasehold basis.
The rent is available on application.

LEGAL COSTS

Each party will bear their own legal costs.

RATING

We advise that all parties contact the relevant local authority to obtain the rateable value.

EPC

An Energy Performance Certificate is available on request.

SUBJECT TO CONTRACT

The property is offered subject to formal contract / lease.

VIEWING

Viewings strictly by appointment with the joint agents BC Real Estate or Avison Young. Please contact:

John Barton

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Gary Chapman

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Simon Hampson

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Jack Rodgers

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