

**Unit 3 Leo Industrial Estate, Mosley Road,  
Trafford Park, M17 1JS**

**B8**

**0161 375 6000**  
www.b8re.com

**TO LET**

**18,701 sq ft**



**SEMI-DETACHED MODERN WAREHOUSE UNIT**

## LOCATION

Leo Industrial Estate is situated on Mosley Road, in the heart of Trafford Park. The estate is serviced by junctions 9 & 10 of the M60 and junction 2 of the M602 motorway.

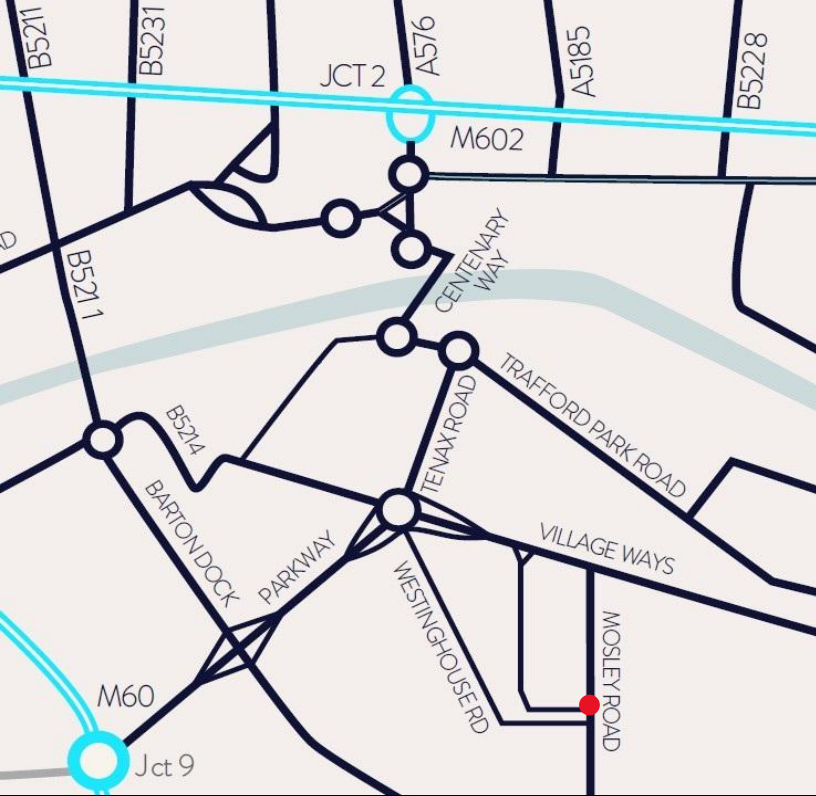
Manchester city centre is just 4 miles to the east, Manchester airport is also only 10 miles away.

## DESCRIPTION

The property comprises a modern warehouse premises which benefits from the following specification:

- 8m eaves
- Three level access loading doors
- Two-storey offices & amenities
- Parking and yard area
- Secure, enclosed site





## RENTAL

Available on request.

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

## VAT

VAT will be payable at the prevailing rate.

## EPC

Available on request.

## ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

## CONTACT

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