

Unit 11, Guinness Road Trafford Park Manchester M17 1SD



5,931 Sq Ft (550.99 Sq M)

- Steel Portal Frame Construction
- 5.6m eaves
- Electric Roller Shutter Door
- On Site CCTV
- 24 hour access

5,931 Sq Ft (550.99 Sq M)

Location

Astra Business Park is strategically located in Trafford Park, benefitting from excellent accessibility, positioned just minutes from the M60, M62 and M56, providing efficient links across Greater Manchester and the wider North West region.

The location is well served by public transport, with regular bus services nearby and convenient access to Metrolink and rail connections, ensuring ease of travel for staff and visitors. Manchester city centre is within easy reach, while Manchester Airport is 10 miles to the south and can be accessed quickly via the surrounding motorway network, supporting both national and international connectivity.

Surrounded by a wide range of established commercial occupiers, Astra Business Park also benefits from proximity to local amenities, retail and leisure facilities, including those at Trafford Park and the Trafford Centre, making Astra Business Park an ideal base for a wide range of occupiers.

Description

Steel Portal Frame Construction 5.6m eaves Electric Roller Shutter Door On Site CCTV 24 hour access

Terms

The units are available on either a 12 month fixed term agreement or a full repairing and insuring lease, terms to be agreed.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP Jack Sullivan

T: T: M: 07824 442173 M: E: Jack@cpp.uk E:

December 2025



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.