COMMERCIAL PROPERTY PARTNERS

To Let
Unit 12, Guinness Road
Trafford Park
Manchester
M17 1SD



5,748 Sq Ft (533.99 Sq M)

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

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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.

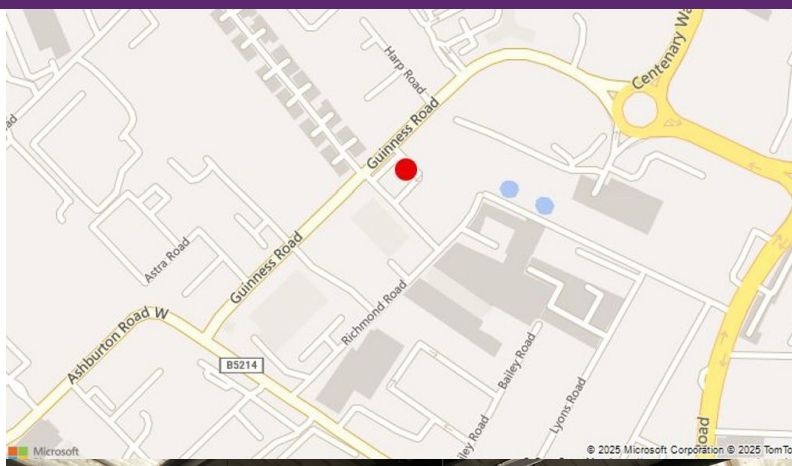
Surrounded by a wide range of established commercial occupiers, Astra Business Park also benefits from proximity to local amenities, retail and leisure facilities, including those at Trafford Park and the Trafford Centre, making Astra Business Park an ideal base for a wide range of occupiers.

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

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M:
E:

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