

# TO LET

2,691 - 32,292 sq ft  
(250 - 3,000 sq m)

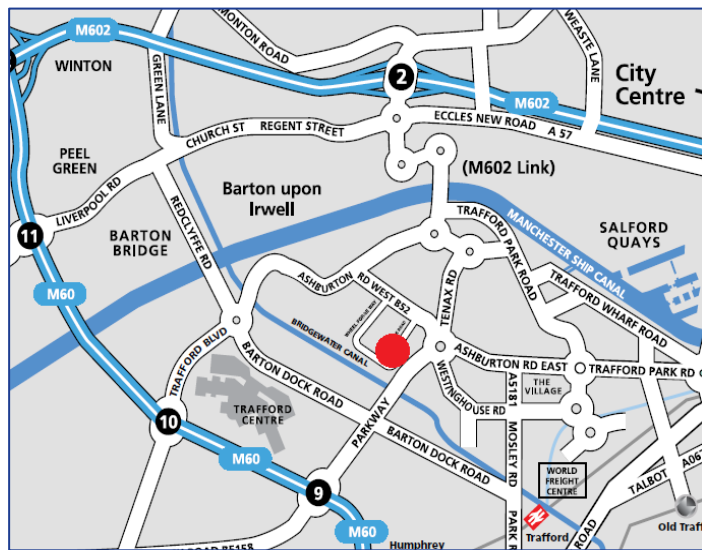
- ½ mile from Junctions 9 and 10 of M60
- Short term storage
- 6m eaves height
- Roller shutter access
- Immediate occupation available



Short term storage spaces available

**Bowlers Exhibition Centre**  
**Longbridge Road**  
**Trafford Park**  
**Manchester**  
**M17 1EH**





## LOCATION

The property is situated in the heart of Trafford Park with access from Longbridge Road which leads directly to Ashburton Road West (B5214) and the Parkway Circle Roundabout (A5081). It is situated adjacent to the recently completed Ashburton Point and Ashburton Park industrial units and the Guardian Media development.

The property benefits from close proximity to the motorway network, being approximately ½ mile from Junctions 9 and 10 of the M60 Motorway and Junction 2 of the M602.

## DESCRIPTION

Originally constructed as a warehouse the property has most recently been used as an Exhibition Centre.

The property is now arranged in secure arena areas offering the following specification:

- Steel portal frame building
- Sealed concrete floor
- Sodium lighting throughout
- 6m eaves
- Three phase electricity
- High loading roller shutter access

## EPC

The building has an Energy Performance Assessment Rating of D. A copy of the certificate is available on request.

## TERMS

Individual areas are available by way of leases / licences to be agreed dependent on your requirements. Flexible short term or immediate occupation options are available.

## RENTAL

Upon application.

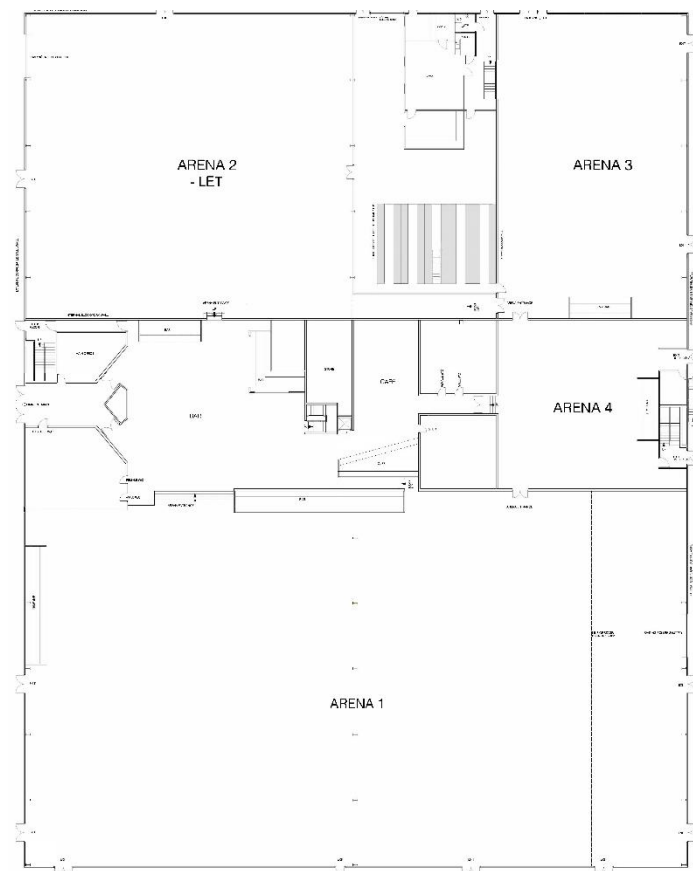
## VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

## ACCOMMODATION

The following areas are available within the building:

	Sq ft	Sq m
Arena 1	32,292	3,000
Arena 3	7,534	700
Arena 4	2,691	250



## LEGAL COSTS

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

# FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

**RICK DAVIES**  
Director  
07831 658804  
rick@daviesharrison.com

**JOHN HARRISON**  
Director  
07767 648094  
john@daviesharrison.com

