

Unit 1 Arrow Trading Estate

Audenshaw M34 5LR



TO LET HIGH BAY INDUSTRIAL/WAREHOUSE UNIT
43,597sq ft (4,050 sq m)

www.arrowtradingestate.com

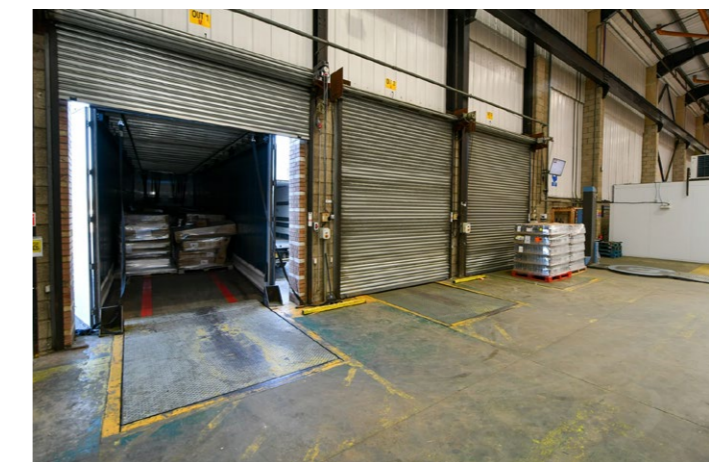
Arrow Trading Estate, has a long and well established community of businesses, situated in a flexible industrial estate just 6 miles from the centre of Manchester

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43,597sq ft
(4,050 sq m)

Summary

Unit 1 at Arrow Trading Estate, benefits from metal clad elevations, 2 roller shutter doors including 3 dock level roller shutter doors. The unit also has an internal two storey office block and benefits from the following features:

- 3 phase electricity
- 10% roof lights
- LED lighting
- Male and female WCs
- Solid concrete floor
- 2 roller shutter doors
- 3 dock level
- 2 Storey offices
- Eaves height 10.5m



Location

Strategically located to great transport links and within only 1 mile of Junction 24 of the M60 motorway.

Arrow offers the perfect location for warehouse, industrial or trade counter units, all sat within a secure estate, providing faster transit times to the outlining districts and motorway network.

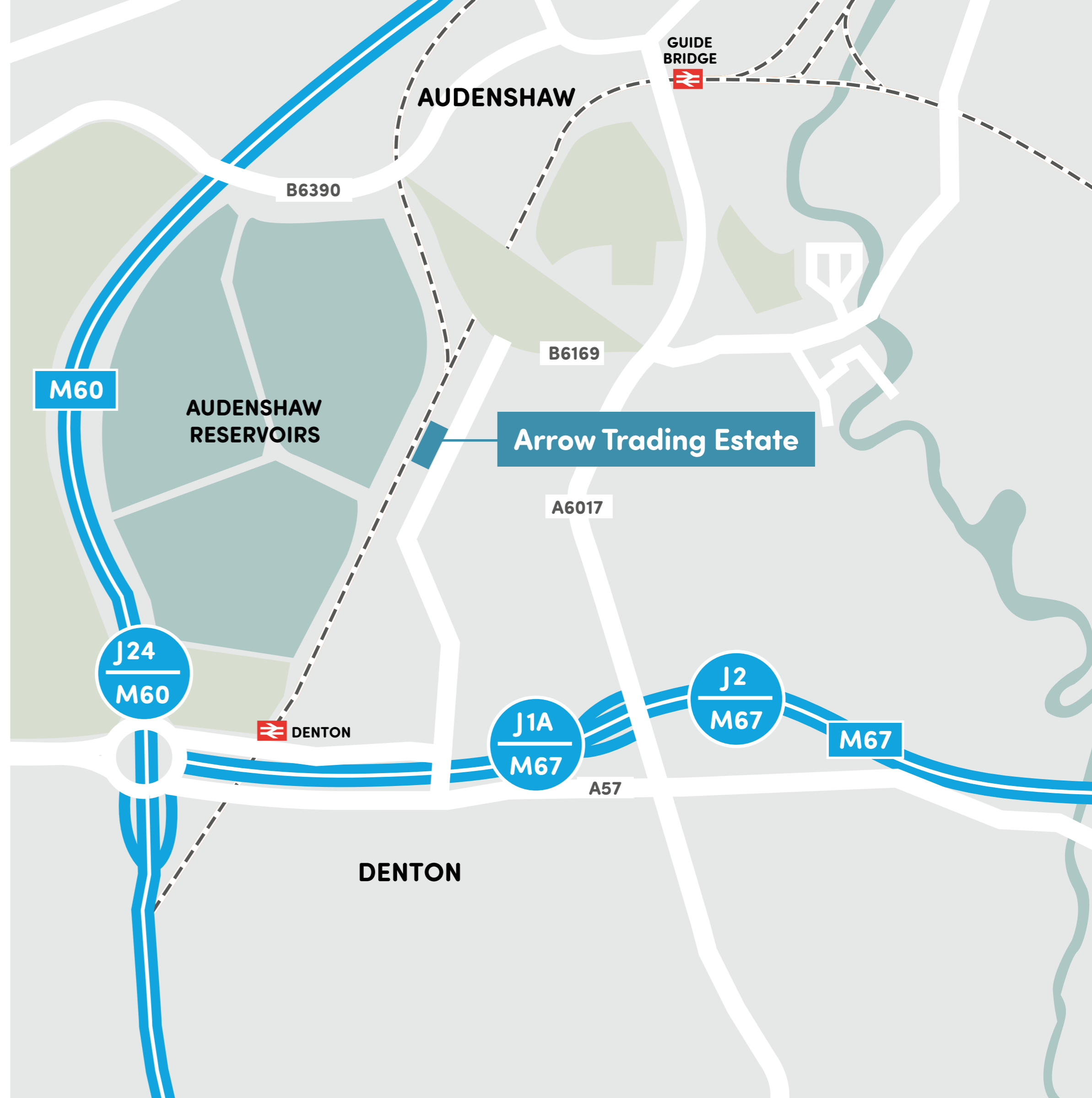


1 mile
to M60
(Jct.24)

6 miles
to Mcr
City Centre



16 mins
(1 mile) walk to
Denton Station



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For latest availability visit:
www.arrowtradingestate.com



Tenure

New FRI leases on terms to be agreed.

VAT

All prices quoted are exclusive of, but are liable to, VAT at the prevailing rate.

Service Charge

The ingoing tenant will be liable for rates and the service charge, which includes a contribution to the estate.

Rental

Rental upon application.

Letting Enquiries

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