



Davrom House, Lyons Road, Trafford Park, M17 1RN

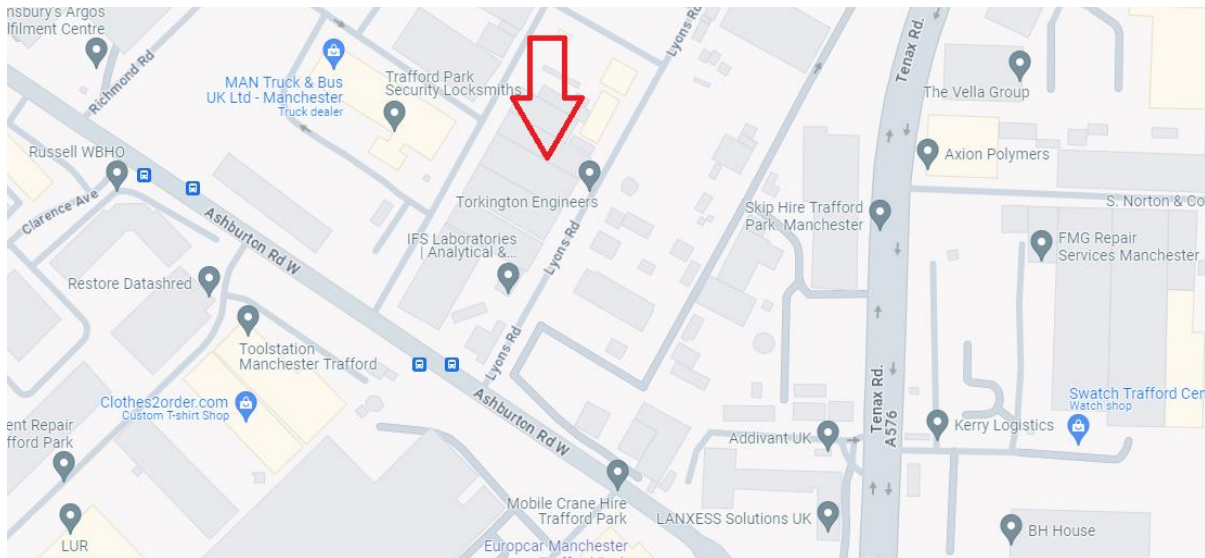
**18,900 sq ft approx.**

Detached Warehouse Unit (undergoing a refurbishment)

- 3 loading doors
- 2 storey offices
- Secure concrete yard
- LED lighting in the warehouse
- **RENT ON APPLICATION**



## Davrom House, Lyons Road, Trafford Park, M17 1RN



### Location

The property is situated on Lyons Road, which is accessed directly from Ashburton Road West.

The property is within 1.5 miles of Junction 9 & 10 of the M60 and approximately 2.5 miles from the M602.

Manchester City Centre is only 3.5 miles away and Media City within 1.5 miles.

### Description

The property comprises a single storey warehouse which is in the process of being refurbished and it benefits from the following:

- 3 level access loading doors
- Secure gated concrete yard
- Two storey refurbished offices
- LED lighting in the main warehouse
- Kitchen and WC facilities in the offices
- New air conditioning in the offices
- New intruder and fire alarm
- LED low energy lighting in the offices

### Rental

The property is available on a leasehold basis. The rent is available on application

### Legal Costs

Each party will bear their own legal costs.

### Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

**John Barton** [john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

**Gary Chapman** [gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)