

Broadoak Business Park ●

Prime business units to let in Trafford
Park with high quality industrial and
office accommodation from 4,200 sq ft



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Welcome to Broadoak Business Park

Broadoak Business Park offers a range of business units with high quality industrial and office accommodation, ideally located close to Junction 10 of the M60 in Trafford Park.

Excellent facilities

The mix of warehousing and high quality office accommodation makes Broadoak Business Park the ideal property for companies who want to keep their administrative and distribution facilities on the same site. You can create the best possible impression for customers and staff whilst providing a high-end, professional working environment for all your employees.

The double-height warehouse units offer full-height roller shutter access for easy loading and the associated office units have been recently refurbished providing high quality accommodation with suspended ceilings and recessed modular lighting.

A prime location

Trafford Park is one of the best known and most popular industrial areas of the Manchester city region, home to over 1,400 companies and recognised as one of the largest mixed use estates in Europe.

Broadoak Business Park is ideally located within the wider Trafford Park area close to junction 10 of the main M60 motorway. It offers extensive on-site car parking set within landscaped grounds in a prominent location. Unusually for an industrial location, it benefits from great public transport links as well.

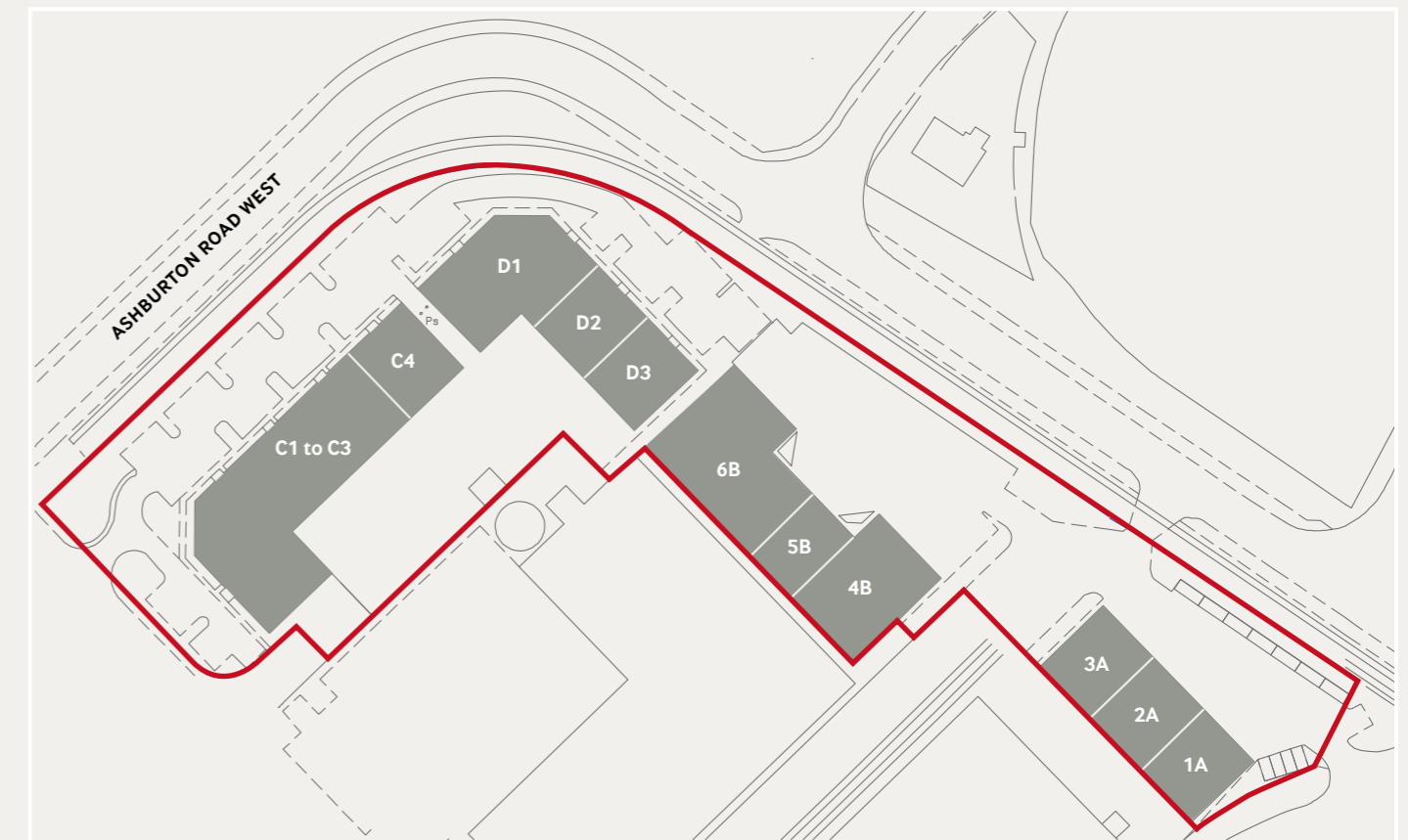
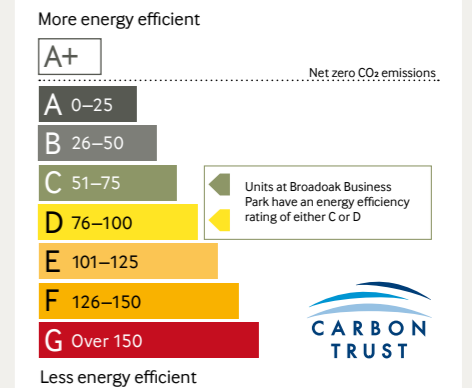
Property specifications

Each unit at Broadoak Business Park combines both warehouse and office accommodation. Recent refurbishment means that the units all have up-to-date facilities and are ready to move into straight away.

Facilities include:

- On-site car parking
- 24-hour building access
- Suspended ceilings
- Cat II lighting – Recessed modular lighting
- Roller shutter access
- Front and rear loading
- Double height warehouse space

Energy Performance Asset Rating



Conveniently located

Latest developments in the Trafford Park area mean that there are a wide range of amenities available nearby. As well as the Trafford Centre, major attractions such as The Lowry, MediaCityUK and Old Trafford are all within easy striking distance and with further development such as the new ITV studios being built on the Trafford Quayside, the local area is only going to develop even further.

KEY

- | | |
|---|--|
| 1 | The Trafford Centre
Restaurants, cafés, shops, supermarket & Odeon Cinema |
| 2 | MediaCityUK & The Lowry |
| 3 | Premier Inn |
| 4 | Nando's Restaurant |
| 5 | Booths Supermarket |
| 6 | Imperial War Museum North |
| 7 | HSBC bank |
| 8 | Chill Factor |
| 9 | John's Diner |

Approximate distances

- 5 min drive
- 5 min walk



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Bruntwood
City Tower
Piccadilly Plaza
Manchester M1 4BT

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For more information on office space available at Broadoak Business Park please give us a call or visit the website.

0161 233 7877
bruntwood.co.uk/broadoak

WHR
whrproperty.co.uk
0161 228 1001
The Leascon 10 Mount Street Manchester M2 5HT

Altus Edwin Hill
0161 877 6622
www.altus-edwinhill.com

Availability

Broadoak Business Park, Manchester M17 1RW

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Ideally located in the popular Trafford Park area of Greater Manchester, this industrial building forms part of Broadoak Business Park. and is superbly located for access to the regional motorway. The building is surrounded by public transport links and there is extensive on-site car parking available. The building offers a mixture of newly refurbished office space alongside double height warehouse space, all set within landscaped grounds.

[Brochure](#)[Map](#)

Space Available	Suite Condition	Rent	Service Charge	Approximate Rates	Insurance	Parking
4253 sq ft 2A	Refurbished Open Plan	£5.50 per sq ft	£0.83 per sq ft	£3.34 per sq ft	£0.08 per sq ft	On Request
5000 sq ft C1	Refurbished Open Plan	£5.50 per sq ft	£0.83 per sq ft	£3.14 per sq ft	£0.14 per sq ft	On Request
4000 sq ft C2	Refurbished Open Plan	£5.50 per sq ft	£0.83 per sq ft	£3.84 per sq ft	£0.38 per sq ft	On Request
4000 sq ft C3	Refurbished Open Plan	£5.50 per sq ft	£0.83 per sq ft	£2.89 per sq ft	£0.90 per sq ft	On Request
4300 sq ft C5	Refurbished Open Plan	£5.50 per sq ft	£0.83 per sq ft	£3.25 per sq ft	£0.19 per sq ft	On Request
5000 sq ft D3	Refurbished Open Plan	£5.50 per sq ft	£0.83 per sq ft	£3.87 per sq ft	£0.14 per sq ft	On Request