

To Let

Modern mid terraced industrial unit
4,990 sq ft (463.54 sq m)



Location

The unit is located on the Ashburton Park, off Ashburton Road West in the heart of Trafford Park. Junctions 9 & 10 of the M60 and the Trafford Centre are both less than ½ mile distance, and Manchester City Centre is approximately 3 miles to the north west. Trafford Park is recognised as one of the premier established industrial estates in the north west and lies approximately 10 miles to the north of Manchester Airport.

Description

The property was constructed approximately 10 years ago and comprises a modern mid terraced industrial unit of steel frame construction with a mono pitched profile metal clad roof. The warehouse has a clear working height of 5.5 – 8m and benefits from lighting via sodium box lights and is accessed via a full height electrically operated rollers shutter door. Situated across the front elevation of the property are two storey offices which include WC's, kitchen and tea point, carpet, suspended ceilings, recessed lights and gas central heating. Externally to the front of the property is a loading area and dedicated parking spaces.

- High Profile Location
- Dedicated Parking and Loading Area
- 6m - 8m Eaves Height
- Modern Unit
- Within 1/2 Mile of Jct 9 & 10 M60

Unit 12 Ashburton Park, Wheel Forge Way, Trafford Park, M17 1EH



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Rateable Value

We understand the property has a Rateable Value of £27,250. We recommend any interested parties make their own enquiries with the relevant local authority.

Term

The property is available to let by way of a new FRI lease on terms to be agreed.

Rental

Rental on application.

EPC

The property has an EPC rating of C, certificate available upon request.

VAT

All prices and rentals quoted are exclusive of but may be liable for VAT at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs.

Accommodation

Area	Sq ft	Sq m
Warehouse/ Ground Floor Reception	3,652 sq ft	339.27
First Floor Offices	1,338	124.27
Total	4,990	463.54

Contact

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