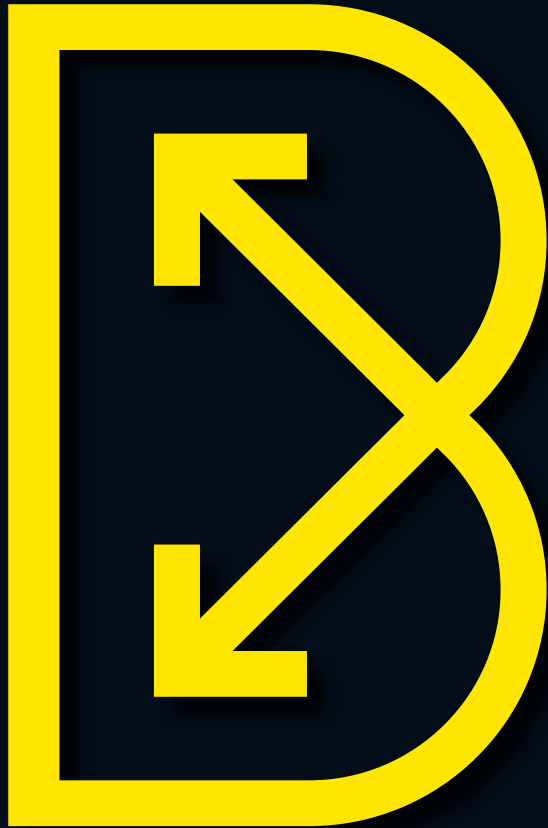


**NEWLY
REFURBISHED**



BROADOAK

BUSINESS PARK

ASHBURTON ROAD WEST, TRAFFORD PARK MANCHESTER M17 1RW

Standard Life
Investments

EXTENSIVELY REFURBISHED UNITS TO LET
AVAILABLE FROM 3,750 - 4,040 SQ FT APPROX

Ideally located in the heart of the popular Trafford Park, with direct access to the M60

THE ESTATE

The vacant units have been extensively refurbished. The works included the following:

OFFICE ACCOMMODATION

- New carpets and flooring throughout
- Open plan office layouts
- Redecoration to high specification
- New heating system installed

WAREHOUSE ACCOMMODATION

- Redecoration including the warehouse floor
- Motorised roller shutter access installed
- Energy efficient LED lighting





SPECIFICATION

The units benefit from the following:

- High office content ←
- Refurbished units to high specification ←
- Steel portal framed construction ←
- Brick / profile cladding elevations ←
- Translucent roof lights ←
- Drive in level loading to each unit ←
- Dedicated parking to each unit ←
- Approximately 5.3m to eaves ←
- Approximately 7.5m to the apex ←



UNIT C5

Accommodation

	SQ M	SQ FT
Warehouse	139	1,494
Office/ Kitchen / WC-GF / FF	236	2,546
Total	375	4,040

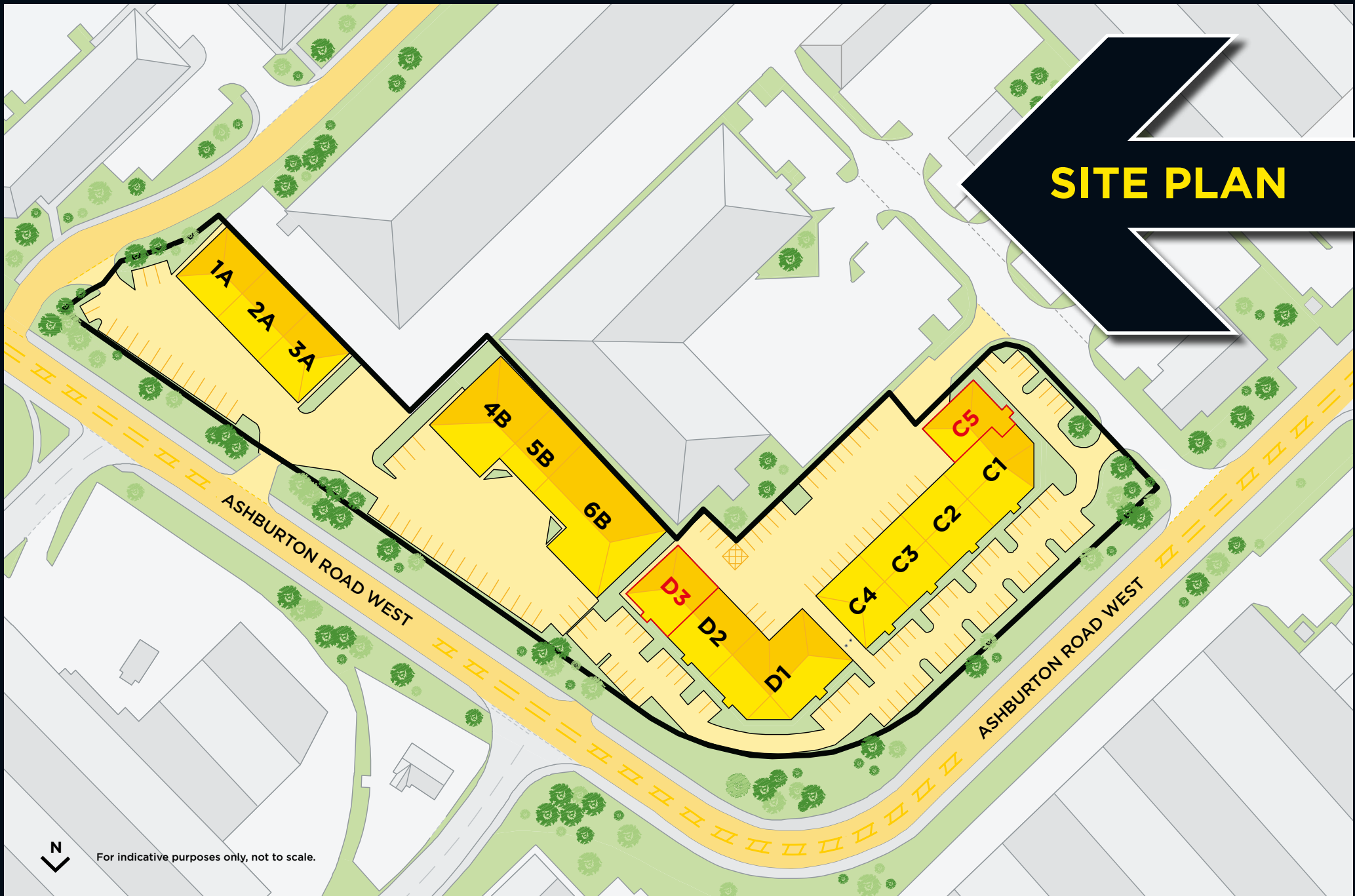


Accommodation

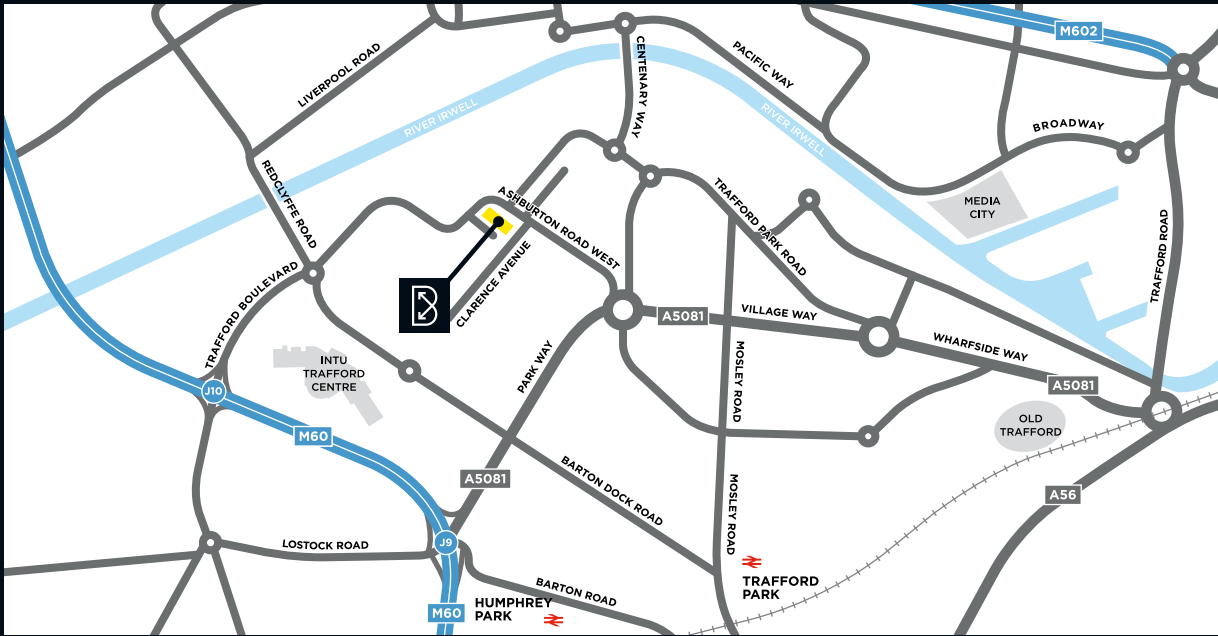
	SQ M	SQ FT
Warehouse	170	1,832
Office/ Kitchen / WC-GF / FF	178	1,918
Total	348	3,750

UNIT D3

SITE PLAN



For indicative purposes only, not to scale.



Superbly located for access to the regional motorway network.

Broadoak Business Park is situated off Ashburton Road West in the heart of Trafford Park and within 1 mile of Junction 9 and 10 of the M60 Orbital Motorway. Junction 2 of the M602 is within 1.5 miles of the estate and can be accessed via Centenary Way.



M60 (J9)	M60 (J10)	M602 (J2)	MEDIA CITY UK	TRAFFORD PARK	HUMPHREY PARK	TRAFFORD BAR	MANCHESTER PICCADILLY	MANCHESTER VICTORIA
3 MINS	4 MINS	5 MINS	5 MINS	7 MINS	8 MINS	8 MINS	15 MINS	17 MINS

SAT NAV: M17 1RW

Driving times to Broadoak Business Park. Source: Google Maps.

CONTACT

Terms

New lease terms upon application.

EPC

EPC's for all vacant units are available on request.

Rates

All tenants will be responsible for the payment of business rates.

Viewings

Strictly through the sole letting agents:

Jason Print

jprint@geraldeve.com

Harry Morgan-Manley

hmorganmanley@geraldeve.com



GERALDEVE

0161 830 7070

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