Unit 3A

Broadoak Business Park, Manchester, M17 1RW

BC REAL ESTATE



TO LET

2,850 TO 4,450 SQ FT
(264.77 TO 413.42 SQ M)

A prominent warehouse fronting Ashburton Road West. It would be well suited for warehousing or trade

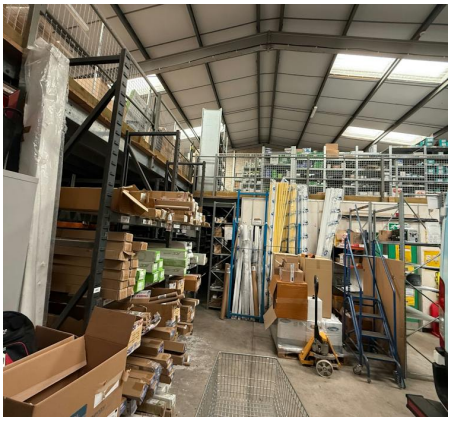
- level access loading
- integral offices
- a mezzanine which can be left in situ or removed
- allocated car parking
- Circa 5m eaves

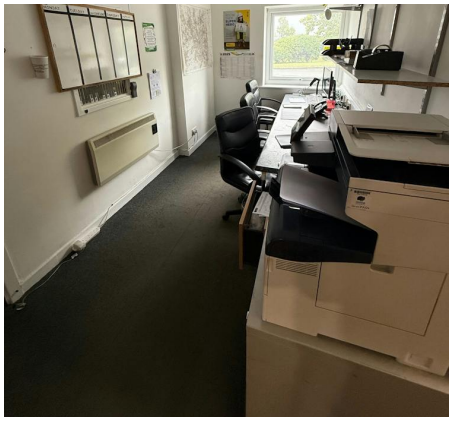
0161 636 9202 | bcrealestate.co.uk

RICS Regulated by RICS

Unit 3A

Broadoak Business Park, Manchester, M17 1RW







Summary

Available Size	2,850 to 4,450 sq ft / 264.77 to 413.42 sq m
Rates Payable	£16,500 per sq ft
Service Charge	N/A
EPC	Upon enquiry

Description

A prominent warehouse unit fronting Ashburton Road West.
The unit is well located for trade.
The property benefits from the following:

- it fronts Ashburton Road West
- there is a mezzanine which can be left in situ or removed
- a single level access loading door
- dedicated car parking
- integral offices
- trade counter

Location

Ashburton Road West (B5214) provides ready access to the motorway network:
- 1mile radius to Junction 9&10 M60
- 3mile from J12 of the M62
- 1.5miles from the M602

Local occupiers include Sunbelt rentals, Hyundai Material Handling, Toolstation and the Electric Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,850	264.77	Available
Mezzanine	1,600	148.64	Available
Total	**4,450**	**413.41**	

Terms

The rent is available upon application

Viewings & Further information



John Barton
0161 636 9202 | 07501773672
john@bcrealestate.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 24/11/2026