/INDURENT



Industrial

# UNIT 19 | ASHBURTON PARK, TRAFFORD PARK

Wheel Forge Way, Trafford Park, Manchester, M17 1EH

## UNIT 19 | 8,483 SQ FT

Trafford Park is the first purpose built industrial park in the world and with over 9 million sq.m of business space.

Unit 19 at Ashburton Park offers 8,483 sq ft of refurbished industrial space, ideal for manufacturing, distribution, and large-scale industrial use. The unit includes office accommodation, 24-hour access, dedicated car parking, and a secure estate with excellent local amenities. Trafford Park, home to over 1,330 businesses, remains one of the largest and most successful business parks in Europe, providing a prime location for businesses requiring high-quality industrial facilities.
Situated just 1.5 miles from Junction 9 of the M60 and 5 miles from Manchester city centre, the estate provides superb connectivity to major transport routes. Manchester Airport is 9 miles away, offering excellent access for logistics and business operations.

| Lease Type | New |
|---|---|




## Unit Summary

- Premier Industrial Location
- Office Accommodation
- 24 Hour Access
- Dedicated Car Parking
- Excellent Local Amenities
- LED Lighting

View Floor Plans

## Occupational Costs

| | Per Annum | Per Sq Ft |
|---|---|---|
| Rent | £109,800.00 | £12.94 |
| Rates | £34,798.50 | £4.10 |
| Service Charge | £7,636.62 | £0.90 |
| Insurance | £1,101.97 | £0.13 |
| Total Cost | £155,031.77 | £18.28 |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U1P0200026

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## Location

The central position provides excellent access to the motorway, J9 M60 1.5 miles away and the city centre being 5 miles away.

**Road**
M60: 1 mile M6: 12 miles

**Airport**
Manchester: 10 miles

**Rail**
Parkway Metrolink: 1 mile Ladywell Metrolink: 2 miles Eccles station: 2 miles Trafford Park station: 2 miles

## Additional Information

| | |
|---|---|
| Planning Class | General Industrial |
| Lease Summary | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings | Contact us now to arrange a viewing. |
| Legal Costs | Each party will be responsible for their own legal costs incurred. |
| EPC | B (42) |

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## Key Contact



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