

Industrial

UNIT 1 | ASHBURTON PARK, TRAFFORD PARK

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

UNIT 1 | 8,147 SQ FT

A prime location for manufacturing, distribution and large scale industrial uses.

Trafford Park is the first purpose built industrial park in the world and with over 9 million sq.m of business space, remains one of the largest and most successful business parks in Europe. Globally recognised as a centre of excellence, Trafford Park is home to over 1,330 businesses employing over 35,000 people. A prime location for manufacturing, distribution and large scale industrial uses.

Lease Type

New



Unit Summary

- Office Accommodation
- Dedicated Car Parking
- 24 Hour Access
- Refurbished Unit
- Excellent Local Amenities
- Secure Estate

[View Floor Plans](#)

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£114,000.00	£13.99
Rates	Not specified	Not specified
Maintenance Charge	£8,961.70	£1.10
Insurance	£1,058.32	£0.13
Total Cost	£124,020.02	£15.22

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.

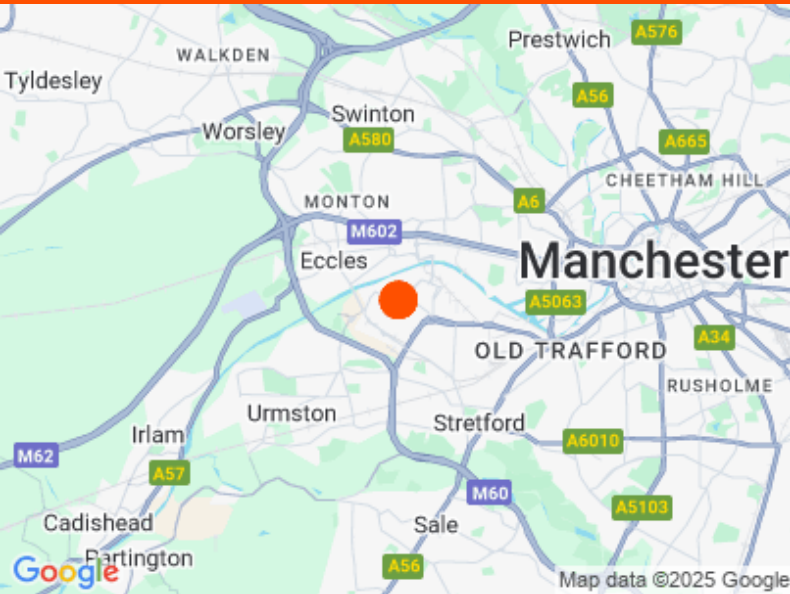
→ For more info please visit: unit.info/U1P0200034

+44(0) 808 169 7554

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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

 Airport
Manchester: 9 miles

 Rail
M60: 1 mile

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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (48)

Key Contact



Natalie Loboda
Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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