/INDURENT

Industrial

UNIT 3 | ASHBRIDGE ESTATE TRAFFORD PARK

Tenax Road Trafford Park, Manchester, M17 1RP



UNIT 3 | 10,028 SQ FT

Industrial Unit with Office

Ashbridge Trading Estate is located in the heart of Trafford Park, one of Manchester's most sought-after industrial areas, Unit 3 offers 10,000 sq ft of warehouse and office space. Situated in a prime location on Parkway Circular roundabout the premises offers excellent connectivity and visibility, just 3 miles from Manchester City Centre, 9 miles from Manchester Airport, and with Junctions 9 and 10 of the M60 less than 1 mile away, providing direct access to the region's extensive motorway network.

Lease Type	New



Unit Summary

- Office Accommodation
- Yard Space
- Roller Shutter Door
- Close to Transport
- Premier Industrial Location
- Car Parking

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£100,100.00	£9.98
Rates	£14,271.40	£1.42
Service Charge	Not specified	Not specified
Insurance	£1,800.00	£0.18
Total Cost	£128,706.40	£12.83

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.

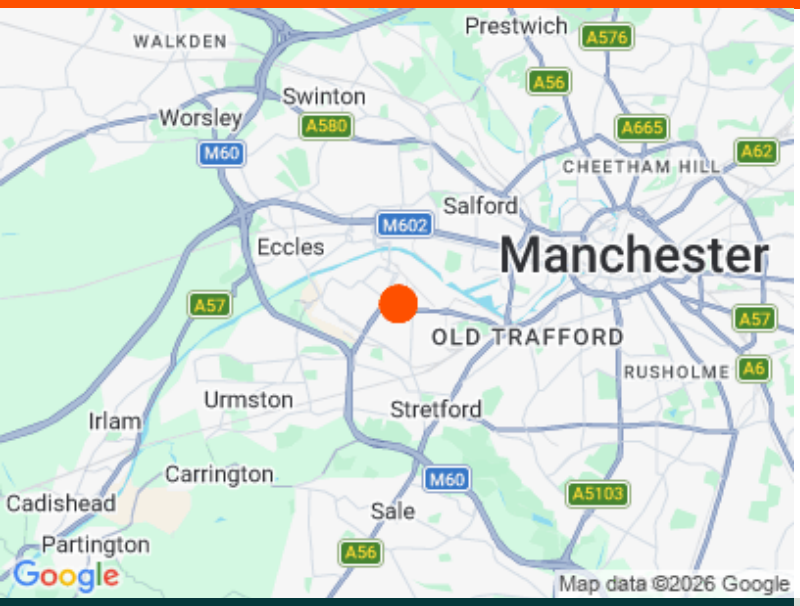
For more info please visit: unit.info/U3P0500003

+44(0) 808 169 7554

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Location

Well connected by road, rail and air.

Road
M60: 2 miles M6: 12 miles

Airport
Manchester: 10 miles Liverpool: 30 miles

Rail
Parkway Metrolink: 1 mile Ladywell Metrolink: 1 mile 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	C (61)

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