/NDURENT

ASHBURTON PARK

WHEEL FORGE WAY,
TRAFFORD PARK,
MANCHESTER
M17 1EH
///ORBIT.POWER.SHELL



UNIT 2: 24,748 SQ FT (2,299 SQ M)

Coming Soon.

Excellent motorway access.

Close proximity to Manchester City Centre.

Warehousing that Works.

Aerial plan.



Warehousing that Works.

You’re well-connected.

MAJOR ROADS

M60 (J9)	1.5 miles
A57	2 miles
M602 (J2)	2 miles
M62 (J12)	4 miles
M6	13.5 miles

CITIES/MAJOR TOWNS

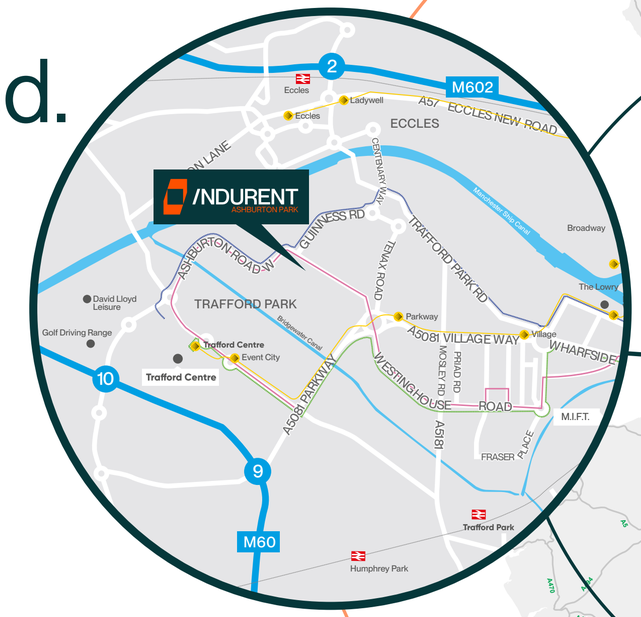
Manchester City Centre	4 miles
Stockport	11 miles
Bolton	12 miles
Warrington	18 miles
Preston	32 miles

AIRPORTS

Manchester	10 miles
Liverpool	30 miles

RAIL/METROLINK

Parkway Metrolink	0.5 miles
Village Metrolink	1 mile
Humphrey Park	1.5 miles
Trafford Park	2 miles



Key Transport & Fibre loop

- Metrolink
- 250 & X50 Bus Route
- Stagecoach Bus Route
- The Loop 1GB Fibre Optic Link

Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

Warehousing that Works.

High performance space for your business.

Unit 2 at Ashburton Park is a modern warehouse facility extending to 24,748 sq ft, featuring an 8m clear internal height, two loading doors, and a secure self-contained yard with a depth of 25m. The unit also benefits from sustainable design elements, including energy-efficient LED lighting and a modern building fabric designed to help minimise overall energy consumption.

Strategically located within Trafford Park with easy access to the M60 and M602 motorways, the site benefits from excellent transport links with direct connections to the wider national road network and Manchester Airport, making it an ideal choice for logistics, distribution and commercial occupiers.

Specification.

- 2 loading doors
- 25m yard depth
- Secure 24 hour access
- B2 & B8 permitted use
- LED lighting
- Modern office accommodation
- 8m clear internal height



Take a closer look

Warehousing that Works.



Why choose Trafford Park?

Close proximity to Manchester City Centre.

Excellent access to regional and national motorway network.

Trafford Park is home to over 1,400 businesses and is Europe's largest industrial estate.



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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. May 2026. TBDW 07183-18.

Warehousing that Works.

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ASHBURTON PARK

Discover more

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