



## Beacon Road

Ashburton Road West, Trafford Park, Manchester, M17 1AF

### Prominent warehouse centrally located within Trafford Park

**14,596 sq ft**  
(1,356.01 sq m)

- 240 kVa power supply
- Highly prominent unit fronting Ashburton Road West
- 2 Drive in level loading doors
- Designated parking and loading area
- Mezzanine in part
- Available immediately
- Ground floor warehouse space
- Concrete floor throughout

# Beacon Road, Ashburton Road West, Trafford Park, Manchester, M17 1AF

## Summary

|                       |              |
|-----------------------|--------------|
| <b>Available Size</b> | 14,596 sq ft |
| <b>Business Rates</b> | N/A          |
| <b>VAT</b>            | Upon Enquiry |
| <b>Legal Fees</b>     | Upon Enquiry |
| <b>EPC Rating</b>     | Upon enquiry |

## Description

Beacon Road occupies a prominent position within 1/2 a mile of the Trafford Centre. The unit forms part of PJ Liveseys building with the warehouse now available to Let with the benefit of allocated external areas. The unit is available immediately.

## Location

Trafford Park is situated just 2 miles South West of Manchester City Centre and is one of the most established industrial estates in the UK. Trafford Park benefits from excellent road connectivity, with direct access to Junctions 9 and 10 of the M60 Manchester Orbital to the South, and Junction 2 of the M602 to the North. The park also boasts the largest rail freight terminal in the North West which is located within 1 mile of Beacon Road. Manchester International Airport is situated 10 miles to the South of the Park.

## Accommodation

The accommodation comprises the following areas:

| Name             | sq ft         | sq m            | Availability |
|------------------|---------------|-----------------|--------------|
| Unit - Warehouse | 14,596        | 1,356.01        | Available    |
| <b>Total</b>     | <b>14,596</b> | <b>1,356.01</b> |              |



## Viewing & Further Information

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