

Unit 3 Ashbridge, Tenax Road, Trafford Park, M17 1RP

B8

0161 375 6000
www.b8re.com

TO LET

STANDALONE TRADE / WAREHOUSE UNIT – TO BE REFURBISHED

 M17 1RP



6,691 SQ FT (621.61 sq m)

LOCATION

This Industrial Unit is situated in a prime location on the established Trafford Park. This property is in the heart of Trafford Park, immediately adjacent and overlooking the Parkway Circle Roundabout..

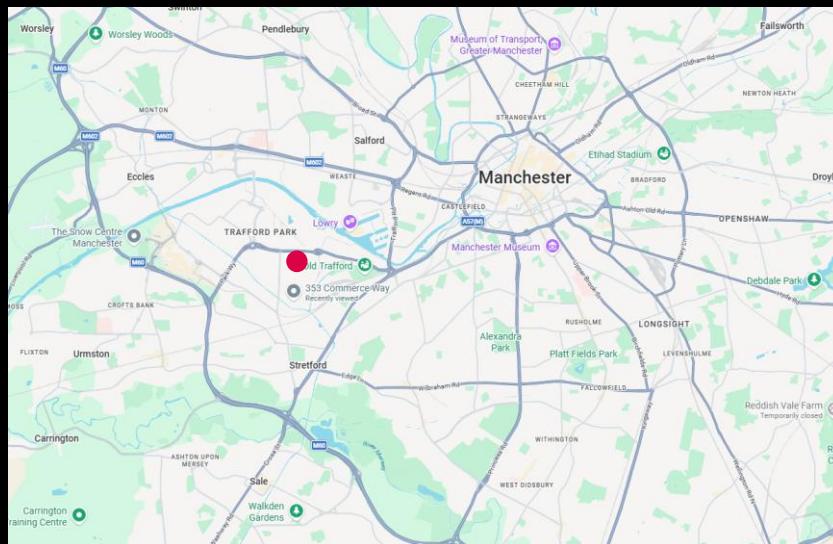
This in turn provides immediate access to Junction 9 of the M60 motorway, as well as the wider motorway network.

DESCRIPTION

Unit 3 Ashbridge, is a unique unit in Trafford park due to it featuring a large external yard. Hence this site is on a plot of 0.75 acres and only features a site coverage of 20.4%.

The unit benefits from the following:

- Eaves height of 5.9m
- One Level Access Loading door
- Internal office accommodation
- W/C amenities
- Secure site



TERMS

A new full repairing and insuring lease is available.

EPC

Available on request.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information please contact:-

Anthony Mellor
Anthony@b8re.com
0161 375 6000

Sam Paddon
sam@b8re.com
07376 591823

B8
0161 375 6000
www.b8re.com

Jack Weatherilt
Email:
jack.weatherilt@dtre.com
Tel: 0161 549 9760

DTRE

MISREPRESENTATION ACT: B8RE for themselves and for the vendors, or lessors, of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of CBRE or B8RE, has any authority to make or give any representation or warranty in relation to this property. July 25