

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

**B8**

**0161 375 6000**

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**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..

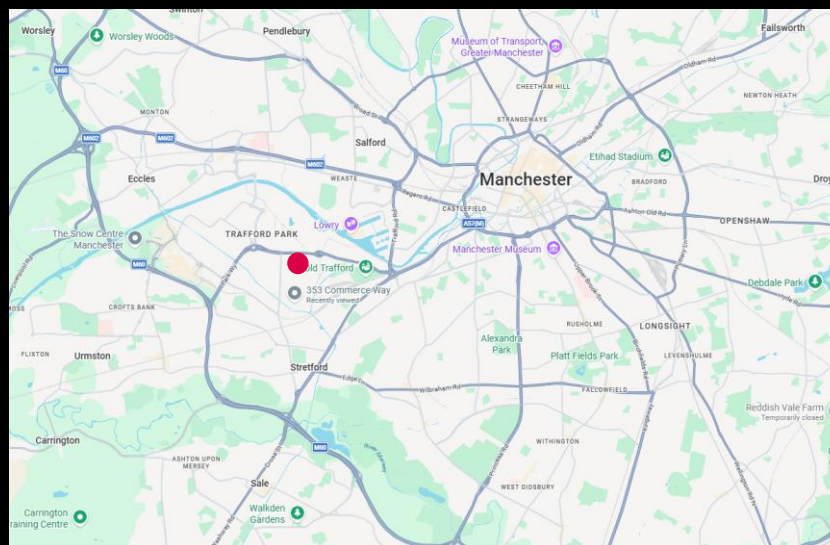
This in turn provides immediate access to Junction 9 of the M60 motorway, as well as the wider motorway network.

## 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](mailto:Anthony@b8re.com)  
0161 375 6000

**Sam Paddon**  
[sam@b8re.com](mailto:sam@b8re.com)  
07376 591823

**Jack Weatherilt**  
Email:  
[jack.weatherilt@dtre.com](mailto:jack.weatherilt@dtre.com)  
Tel: 0161 549 9760



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