

**Client: Indurent**

**Trafford Park Availability Schedule – March 2026**

**Westbrook Park, Trafford Park:**

**UNDER OFFER**

Address	Size (sq ft)	Refurbished	Rent (per annum)	Maintenance/Service Charge (per annum)	Rateable Value	EPC
Unit 2, Westbrook Park, Westbrook Road, Trafford Park, M17 1AY	2,500	YES	£36,250 (£14.50 psf)	£2,500	£15,500	B
Unit 12, Westbrook Park, Westbrook Road, Trafford Park, M17 1AY	2,429	YES	£30,605 (£14.00 psf)	£1,822	£7,860	B
Unit 14, Westbrook Park, Westbrook Road, Trafford Park, M17 1AY	2,450	NO	£30,870 (£14.00 psf)	£1,838	£8,483	D
Unit 17, Westbrook Park, Westbrook Road, Trafford Park, M17 1AY	5,104	NO	£53,592 (£11.75 psf)	£3,828	£15,719	E
Unit 18, Westbrook Park, Westbrook Road, Trafford Park, M17 1AY	4,980	To be refurbished	£56,772 (£12.75 psf)	£3,735	£15,469	B
Unit 19, Westbrook Park, Westbrook Road, Trafford Park, M17 1AY	4,957	NO	£56,510 (£12.75)	£1,875	£15,220	D
Unit 32, Westbrook Park, Westbrook Road, Trafford Park, M17 1AY	2,467	YES	£35,772 (£14.50 psf)	£2,467	£15,000	B
Unit 33, Westbrook Park, Westbrook Road, Trafford Park, M17 1AY	2,509	YES	£31,614 (£14.50 psf)	£2,509	£17,250	B