

TO LET

18,849 sq. ft Modern Self-Contained Warehouse



# Unit E Ashburton Point

Wheel Forge Way, Trafford Park, M17 1EH

**B8**  
0161 375 6000  
[www.b8re.com](http://www.b8re.com)

**Knight  
Frank**

# PROPERTY HIGHLIGHTS

The unit offers 18,849 sqft of high-quality warehousing, Storage & distribution space in a strategic location.

It benefits from 8.5m eaves, 2 electrically operated level access loading doors and modern two-storey office accommodation. Externally, the building features a large secure yard with approximately 20 separate parking spaces to the front.



2 Level access Loading doors



8.5m Eaves



c.20 car parking spaces



Large secure yard

## FLOOR AREA

## SQFT

## SQM

Warehouse:

17,045

1,583.5

Office:

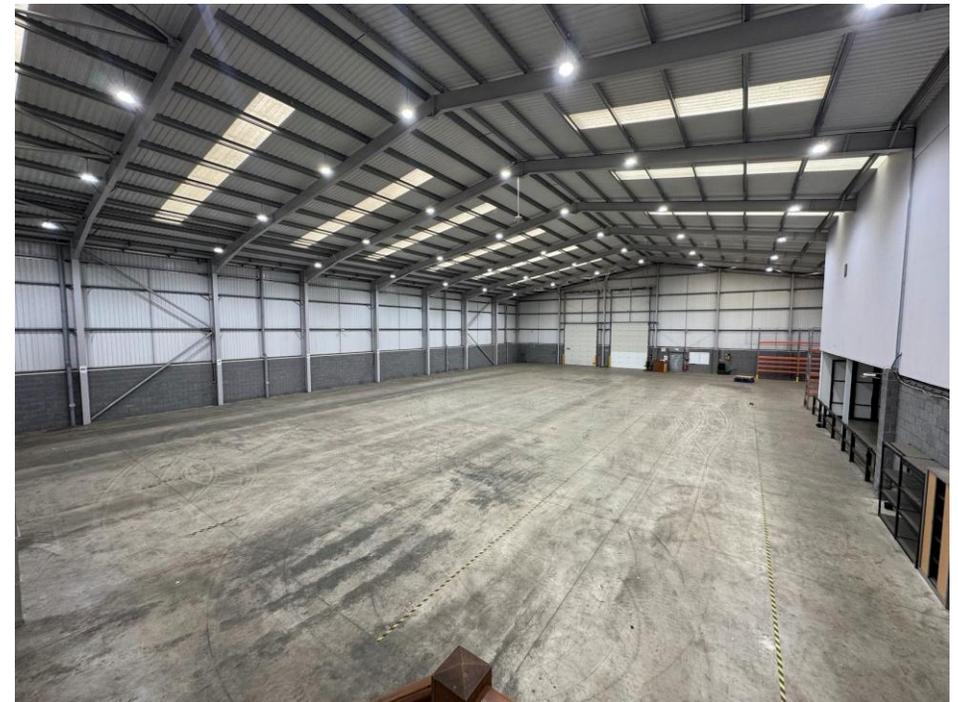
1,804

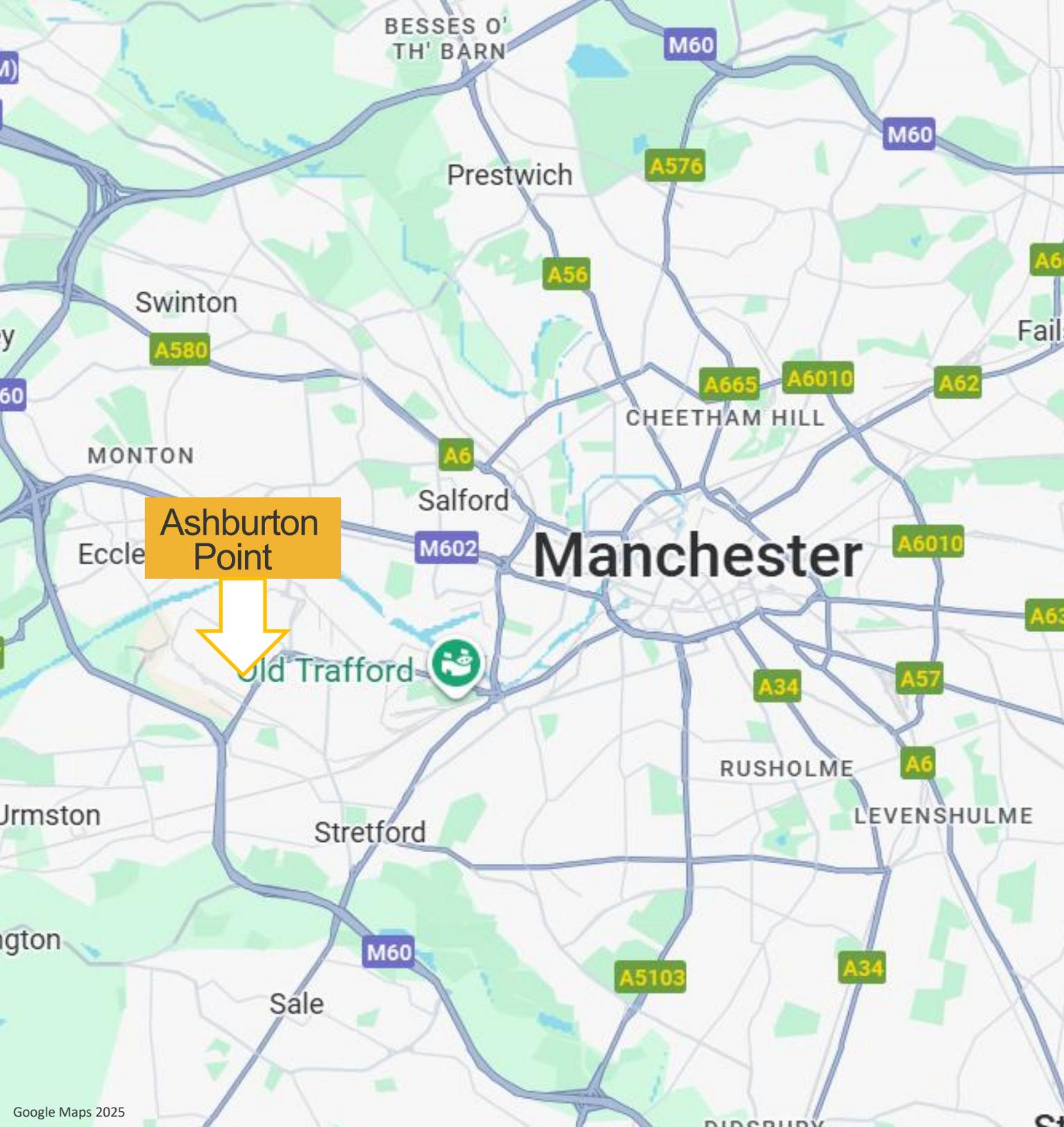
167.6

Total:

18,849

1,751.1





**3 MILES**  
TO MANCHESTER  
CITY CENTRE

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**600 M**  
TO PARKWAY TRAM  
STOP

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**1 MILE**  
TO J9 OF THE M60

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**2 MILES**  
TO J12 OF THE M62

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**1 MILE**  
TO MEDIA CITY

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**8 MILES**  
TO MANCHESTER  
AIRPORT



**SITE PLAN**

**18,849 SQ.FT  
on 1.05 acres**



# CONTACT INFORMATION

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## TENURE

The property is available by way of sub lease or assignment. The existing lease expires in April 2029.

## RENT

On application.

## RATEABLE VALUE

Any interested party is advised to contact the local authority for information on business rates.

## LEGAL COSTS

Each party will be responsible for their own legal costs



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