

BROADOAK

Business Park

Ashburton Road West
Trafford Park M17 1RW

TO LET REFURBISHED HYBRID WAREHOUSE UNITS

3,801 - 9,040 SQ FT

High Office Content / Business Units Prominently Located
in the Heart of Trafford Park, close to the Metrolink



EV Charging Points
for Each Unit



Strategic
Location



Dedicated Parking
for Each Unit



High Quality
Office Space



Secure Gated
Yard to Rear

THE ESTATE

BROADOAK BUSINESS PARK COMPRISES 14 INDUSTRIAL UNITS SITUATED ON A SELF-CONTAINED AND SECURE SITE

The units are of steel frame construction with brick cladding externally and steel profile roofs and have been fully refurbished.

Offices and parking are arranged to the front of the units to provide an attractive courtyard with secure gated loading / service yards accessed via a separate entrance.

The general specification is a concrete floored warehouse area with two storey offices. Some units have a higher office content than others.

The well presented estate has established landscaping areas and excellent main road prominence.



Close
Metrolink



Landscaped
Estate



AVAILABILITY



AVAILABILITY

UNIT	SQ FT	SQ M		CAR PARK SPACES
C1	5,023	467	Refurbished	16
D1	9,040	840	Under Refurbishment Available Q2 2025	29
D3	3,801	353	Under Refurbishment Available Q1 2025	14

(The units have been measured on a Gross External Area Basis)



SPECIFICATION



Minimum EPC
Rating Of "B"



High Quality
Office Space



EV Charging Points
For Each Unit



5m
Eaves Height



Dedicated Parking
For Each Unit



Strategic
Location



Full Height
Electric Loading Doors



LED Lighting
Throughout



Excellent Range Of
Amenity Nearby



LOCATION



Ashburton Road West (B5214) provides ready access to the motorway network:

M60
(Jct 9 & 10)
approx.

1 mile
South West

M602
(Jct 2)
approx.

1.5 miles
North

M62
(Jct 12)
approx.

3 miles
West

M6
approx.

15 miles
West



CITIES/TOWNS

Manchester City Centre	3 Miles
Stockport	10 Miles
Bolton	11 Miles
Warrington	17 Miles
Preston	31 Miles
Liverpool	31 Miles

RAIL/METROLINK

Trafford Centre	1 Mile
Event City	1.4 Miles
Parkway	1.7 Miles
Eccles	1.8 Miles

AIRPORTS

Manchester	10 Miles
Liverpool John Lennon	30 Miles

FURTHER INFO

TERMS

The units are available by way of a new lease for a term to be agreed.

RENT

Upon Application.

BUSINESS RATES

Contact the agents for further information.

EPC

EPC available on request.

Viewing and further information available via the joint agents:

Anthony Mellor
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Will Kenyon
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