

UNIT D1 BROADOAK

Business Park

Ashburton Road West
Trafford Park M17 1RW

TO LET REFURBISHED HYBRID WAREHOUSE UNIT 8,433 SQ FT

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



EV Charging Point



Strategic
Location



29 Dedicated
Parking Spaces



High Quality
Office Space



Secure Gated
Yard to Rear

AVAILABILITY



Barrier Controlled
Yard Area

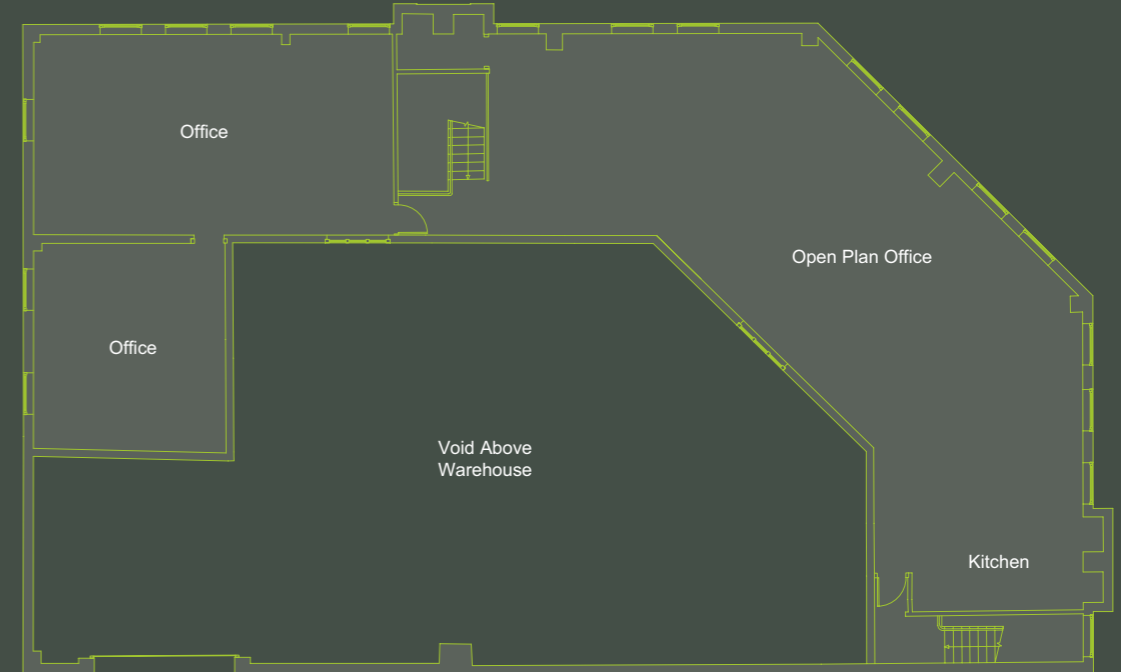
**UNIT D1
BROADOAK**
Business
Park

ACCOMMODATION

GROUND FLOOR

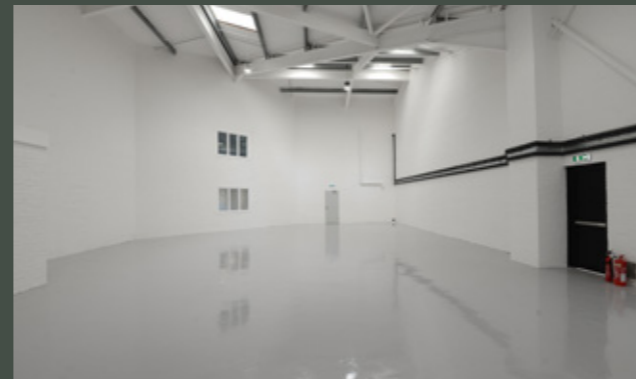


FIRST FLOOR



| UNIT | FLOOR | SQ FT | SQ M | CAR PARK SPACES |
|-----------|------------------------|--------------|--------------|-----------------|
| | GROUND FLOOR OFFICES | 2,986 | 277.4 | |
| | FIRST FLOOR OFFICES | 2,925 | 271.7 | |
| D1 | TOTAL OFFICE | 5,911 | 549.1 | 29 |
| | GROUND FLOOR WAREHOUSE | 2,522 | 234.3 | |
| | TOTAL | 8,433 | 783.4 | |

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



SPECIFICATION



Minimum EPC
Rating Of "B"



High Quality
Office Space



EV Charging
Point



c.5 Metres
Eaves Height



29 Dedicated
Parking Spaces



Strategic
Location



Full Height
Electric Loading Door



LED Lighting
Throughout



Excellent Range Of
Amenity Nearby



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



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 unit is 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
anthony@b8re.com
07794 757 939

Will Kenyon
will@b8re.com
07802 869 279

John Barton
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