UNIT 3A BROADOAK

Business Park

Ashburton Road West
Trafford Park **M17 1RW**

TO LET PROMINENT TRADE COUNTER/WAREHOUSE UNIT

4,882 SQ FT including Mezzanine

Prominently Located in the Heart of Trafford Park close to the Metrolink

- Strategic Location
- 4 Dedicated Parking Spaces
- High Quality Trade Counter/ Warehouse
- Secure Gated Yard to Rear

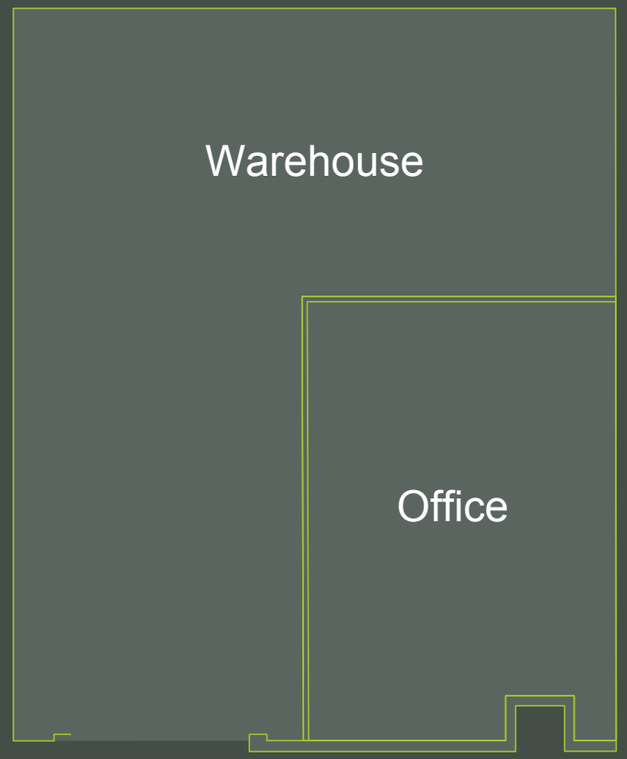
AVAILABILITY

Barrier Controlled
Yard Area

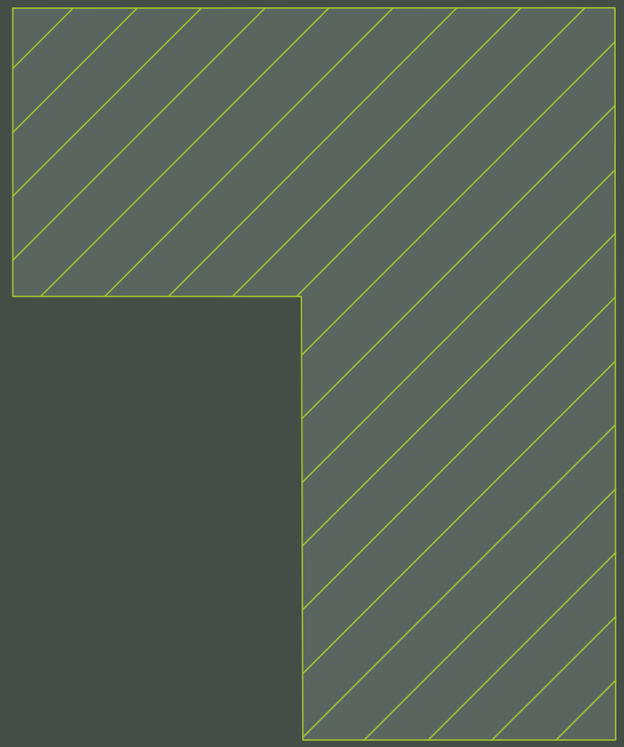
UNIT 3A
BROADOAK
Business
Park

ACCOMMODATION

GROUND FLOOR



MEZZANINE



UNIT	FLOOR	SQ FT	SQ M	CAR PARK SPACES
3A	WAREHOUSE	1,964	183	4
	OFFICE	885	82	
	TOTAL	**2,849**	**265**	
	MEZZANINE	2,033	189	

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

UNIT 3A BROADOAK

Business Park

SPECIFICATION

- 4 Dedicated Parking Spaces
- High Quality Trade Counter/ Warehouse
- Full Height Electric Loading Door
- c.5 Metres Eaves Height
- Excellent Range Of Amenity Nearby
- Strategic Location
- LED Lighting Throughout

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.

Viewing and further information available via the joint agents:

Anthony Mellor
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07794 757 939

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