

**Unit 17 Ashburton Park, Ashburton Road
West, Trafford Park, Manchester, M17 1EH**

B8

0161 375 6000

www.b8re.com

TO LET

MODERN MID-TERRACED INDUSTRIAL UNIT



6,151 SQ FT

LOCATION

The property is located on the South-East side of Wheel Forge Way, close to its junction with Ashburton Road West, within the Ashburton Park development in Trafford Park.

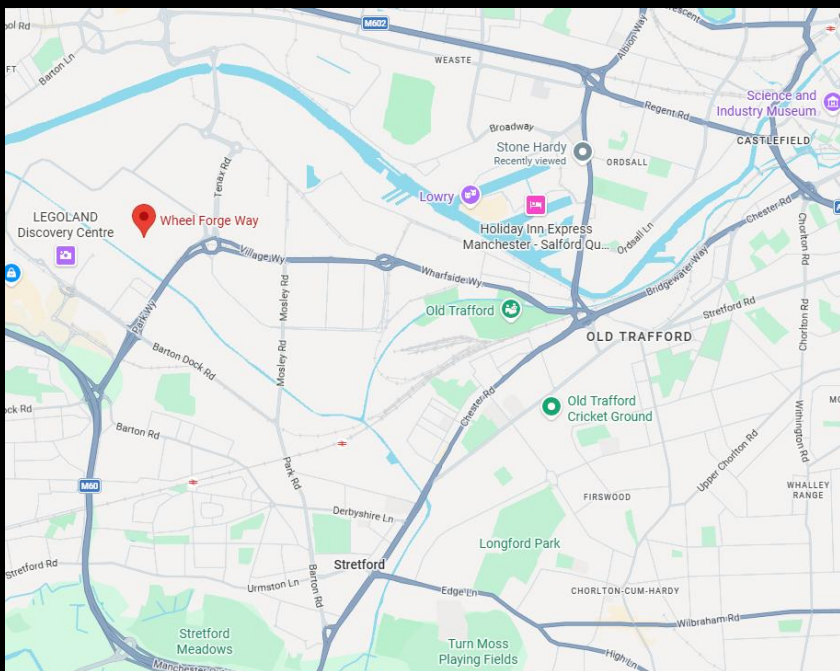
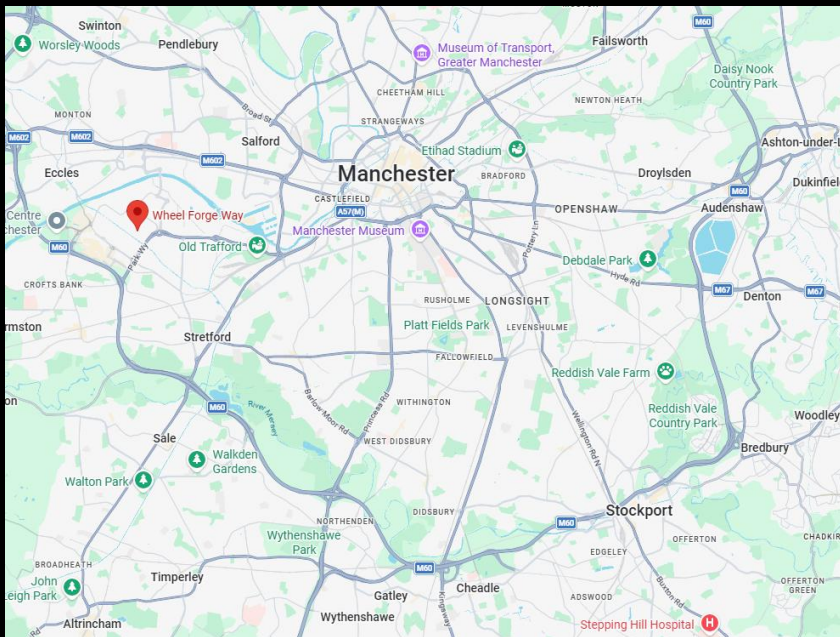
Like many properties in this established Trafford Park location, the property benefits from excellent transport links. Junction 9 of the M60 Motorway is approximately 1 mile away via Ashburton Road West and Park Way. Public transport options include bus stops on Ashburton Road West within 500ft and the Parkway Metrolink Tram stop within 0.7 miles. Manchester City Centre lies approximately 3 miles to the North-West.

DESCRIPTION

The property comprises a modern mid-terraced industrial unit of steel portal frame construction, beneath a single-pitched steel sheet roof, arranged over ground and first floors, offering the following specification:

- Eaves height of 6.1 – 7.7m
- Open plan warehouse space
- Roller shutter door
- Reception area
- Kitchen / WC facilities
- High quality office accommodation
- Car Parking





TERMS

Available on a new Full Repairing and Insuring lease. Terms to be agreed. Price on application.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

EPC

Available upon request.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

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