

**Unit 3A Broadoak Business Park, Trafford Park,
Manchester, M17 1RW**

B8
0161 375 6000
www.b8re.com

TO LET



2,850 – 4,450 sq ft (264.77 – 413.41 sq m)

LOCATION

Ashburton Road West (B5214) provides excellent access to the regional motorway network and is situated in a highly established commercial, industrial location.

The property is positioned around 1 mile from Junctions 9 and 10 of the M60, offering convenient links around Greater Manchester. It is also approximately 3 miles from Junction 12 of the M62.

DESCRIPTION

The property comprises a prominently positioned warehouse unit, fronting Ashburton Road West, providing excellent visibility and accessibility for trade related operations. Its strategic location supports strong connectivity to established commercial areas and major transport routes, making it well suited for a range of industrial, trade counter or distribution uses.

The unit benefits from the following specification:

- A single level access loading door
- Dedicated car parking
- Integral offices
- Trade counter facilities
- There is a mezzanine which can be removed or left in situ

ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
Unit	2,850	264.77
Mezzanine	1,600	148.64
TOTAL	4,450	413.41



RENTAL

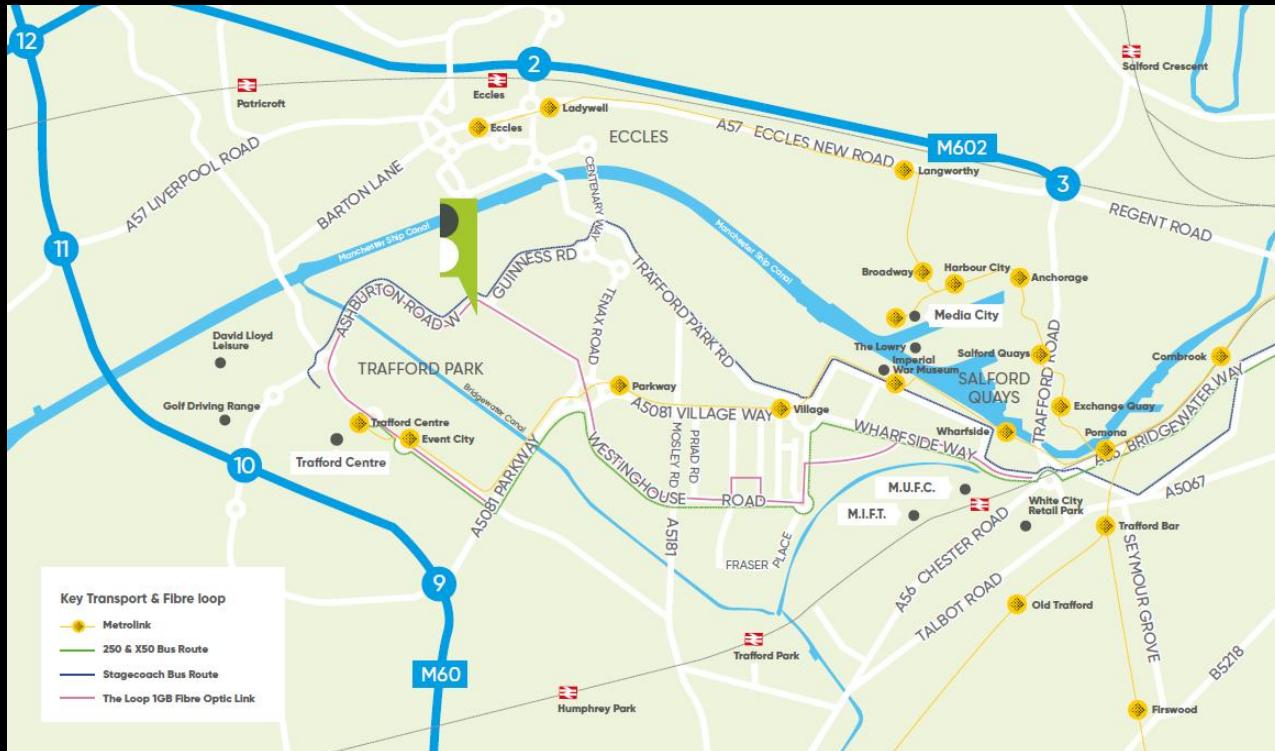
Available upon request

LEGAL COSTS

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

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.



PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate, for themselves and the property's Vendors or Lessors, state that these particulars do not form part of any offer or contract. All information is believed to be correct at the time of publication but may change and should not be relied upon as statements of fact. Prospective purchasers or tenants must verify all details, including dimensions, condition, permissions, and VAT, independently. Plant, machinery, services, and fittings listed have not been tested and carry no warranty. Neither the Vendors, Lessors, nor B8 Real Estate or their employees have authority to make any representation or warranty regarding the property.

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