



INDURENT

WESTBROOK PARK

TRAFFORD PARK
MANCHESTER
M17 1AY
///HIGHS.FOSTER.EVENT

REFURBISHED INDUSTRIAL WAREHOUSE UNITS

UNITS AVAILABLE FROM
1,000 SQ FT - 8,000 SQ FT

Available now



Excellent motorway
access.



Close proximity to
Manchester City Centre.



Warehousing that Works.



Why choose Trafford Park?



Close proximity to Manchester City Centre.

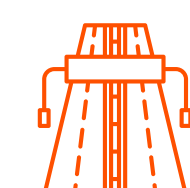


Excellent access to regional and national motorway network.



Trafford Park is home to over 1,400 businesses and is Europe's largest industrial estate.

You're well-connected.



MAJOR ROADS

M60 (J9)	1.5 miles
A57	2 miles
M602 (J2)	2 miles
M62 (J12)	4 miles
M6	13.5 miles



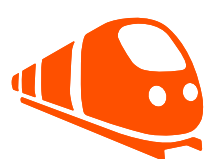
CITIES/MAJOR TOWNS

Manchester City Centre	4 miles
Stockport	11 miles
Bolton	12 miles
Warrington	18 miles
Preston	32 miles



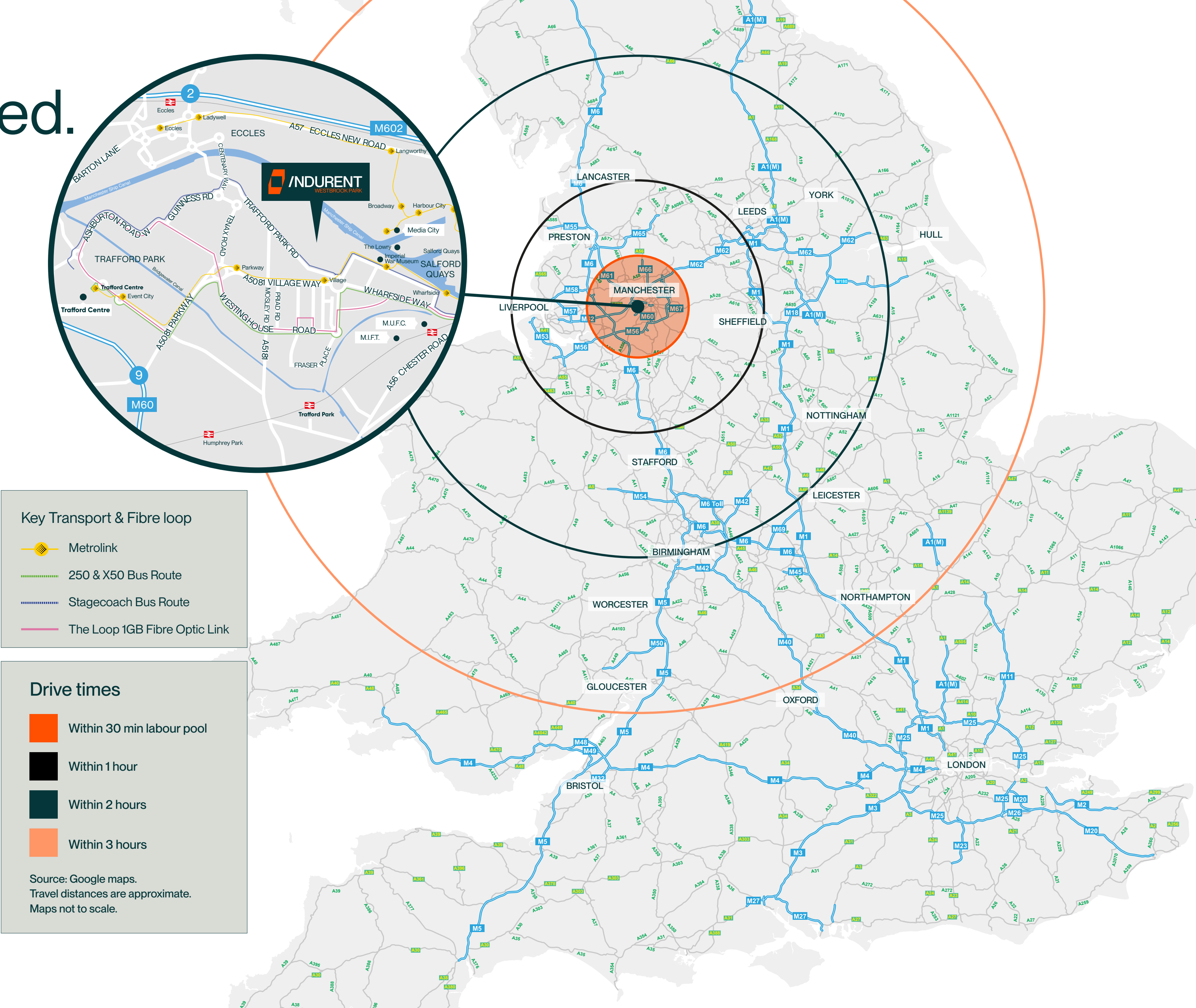
AIRPORTS

Manchester	10 miles
Liverpool	30 miles



RAIL/METROLINK

Parkway Metrolink	0.5 miles
Village Metrolink	1 mile
Humphrey Park	1.5 miles
Trafford Park	2 miles



High performance space for your business.

Westbrook Park offers a choice of warehouses that will deliver benefits for your business and your people.

Westwood Park is located fronting Trafford Park Road in Trafford Park. The estate offers easy access to The City Centre and M60 motorway which links to the National Motorway Network, and is in close proximity to Media City.

Specification.



Level access loading doors



Manned security including CCTV



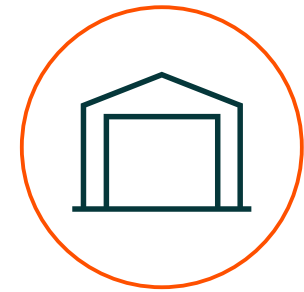
Internal offices and WCs



Fully enclosed estate



Generous external yard areas



Refurbished units available



5m+ eaves height



LED lighting throughout



On-site car parking



B2 & B8 permitted use



Siteplan.



Siteplan is indicative.



Warehousing that Works.



The Trafford Park Portfolio comprises the largest single ownership of industrial space within Trafford Park; Europe's biggest industrial estate covering over 1,200 acres and being home to more than 1,400 businesses.

Whether you are looking to move to or relocate within Trafford Park, there is a wide range of properties for you to consider within the extensive Trafford Park Portfolio. Please call for further details and current availability or visit our dedicated website.



Warehousing that Works.





NATALIE LOBODA
Customer Engagement Manager
0800 802 1334
natalie.loboda@indurent.com



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. May 2025. TBDW 06274-03.



Anthony Mellor
M: 07794 757 939
E: anthony@b8re.com



Jack Weatherilt
M: 07920 468 487
E: jack.weatherilt@dtre.com

Matt Styles
M: 07701 275 588
E: matt.styles@dtre.com