

Unit 3A

Broadoak Business Park, Manchester, M17 1RW

BC REAL
ESTATE



TO LET

2,850 TO 4,450 SQ FT
(264.77 TO 413.42 SQ M)

A prominent warehouse fronting Ashburton Road West. It would be well suited for warehousing or trade

- level access loading
- integral offices
- a mezzanine which can be left in situ or removed
- allocated car parking
- Circa 5m eaves

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Broad oak Business Park, Manchester, M17 1RW



Summary

Available Size	2,850 to 4,450 sq ft / 264.77 to 413.42 sq m
Rates Payable	£16,500 per sq ft
Service Charge	N/A
EPC	Upon enquiry

Description

A prominent warehouse unit fronting Ashburton Road West.

The unit is well located for trade.

The property benefits from the following:

- it fronts Ashburton Road West
- there is a mezzanine which can be left in situ or removed
- a single level access loading door
- dedicated car parking
- integral offices
- trade counter

Location

Ashburton Road West (B5214) provides ready access to the motorway network:

- 1mile radius to Junction 9&10 M60
- 3mile from J12 of the M62
- 1.5miles from the M602

Local occupiers include Sunbelt rentals, Hyundai Material Handling, Toolstation and the Electric Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,850	264.77	Available
Mezzanine	1,600	148.64	Available
Total	4,450	413.41	

Terms

The rent is available upon application

Viewings & Further information



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