

ASHBURTON TRAFFORD PARK

MANCHESTER M17 1EH



Modern newly
refurbished unit



Level access
loading



Close proximity to
the Trafford Park
Metrolink line



Dedicated car
parking

INDUSTRIAL / WAREHOUSE FACILITY NOW AVAILABLE

UNIT 19 TO LET: 8,483 SQ FT (788 SQ M)



Changing spaces in Manchester

The property is located in a highly prominent position in the heart of Trafford Park, off Wheel Forge Way. Unit 19 offers occupiers a modern industrial premises with dedicated parking and high quality offices to the first floor.

Manchester city centre and Manchester airport are just 3 and 9 miles away from the unit and local amenities include The Trafford Centre, Media City and The Village. The premises is being comprehensively refurbished and will be ready for occupation in February 2023.



Schedule of accommodation

ASHBURTON
TRAFFORD
PARK



High quality first floor office



Level access loading



5m eaves height



Dedicated car parking



Secure yard area



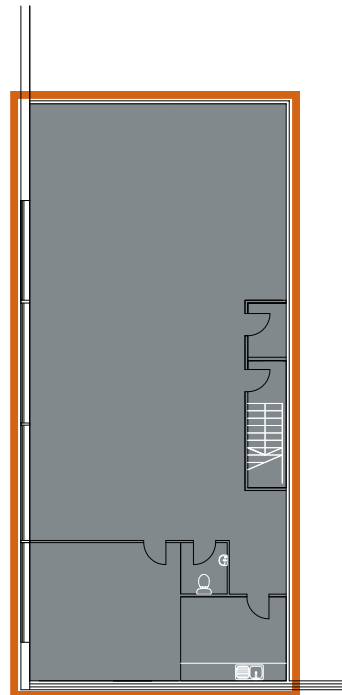
Popular estate in the heart of Trafford Park



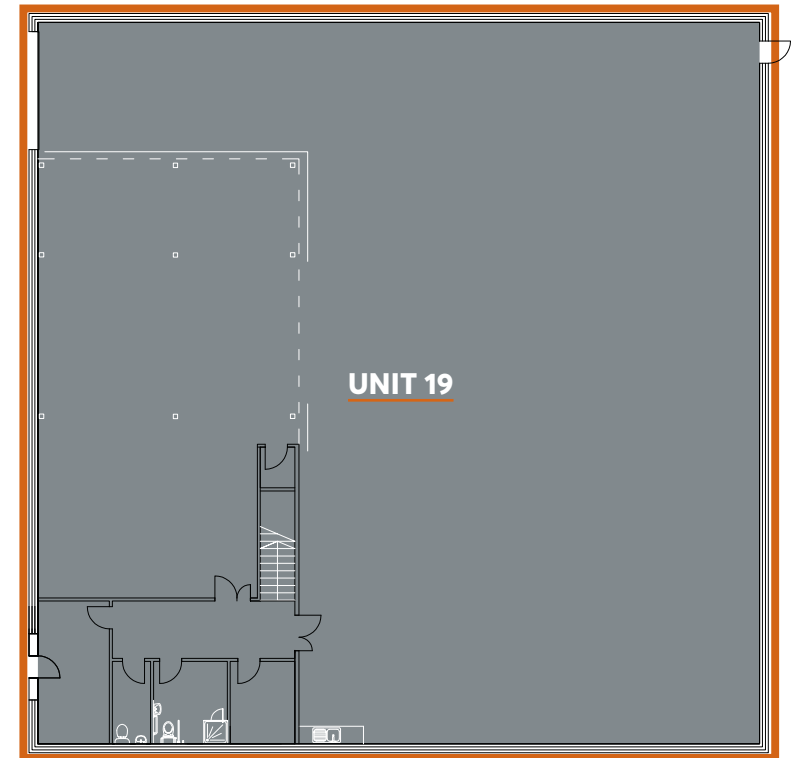
LED Lighting

| UNIT 19 | |
|--------------|-------------------------------|
| GROUND FLOOR | 6,643 SQ FT (617 SQ M) |
| FLOOR OFFICE | 1,840 SQ FT (171 SQ M) |
| TOTAL | 8,483 SQ FT (788 SQ M) |

*All floor areas are approximate gross internal areas.



FIRST FLOOR



GROUND FLOOR





5

CAUTION
MOVING
VEHICLES

19

TO LET
8,272 sq ft
Modern
Industrial
Unit

19



TRAVEL DISTANCES



CITIES/TOWNS

| | |
|------------------------|----------|
| Manchester City Centre | 4 miles |
| Stockport | 11 miles |
| Warrington | 18 miles |
| Preston | 32 miles |
| Huddersfield | 34 miles |
| Sheffield | 49 miles |



MOTORWAYS/ROAD

| | |
|----------|----------|
| M60 (J9) | 3 miles |
| A56 | 4 miles |
| M6 | 15 miles |



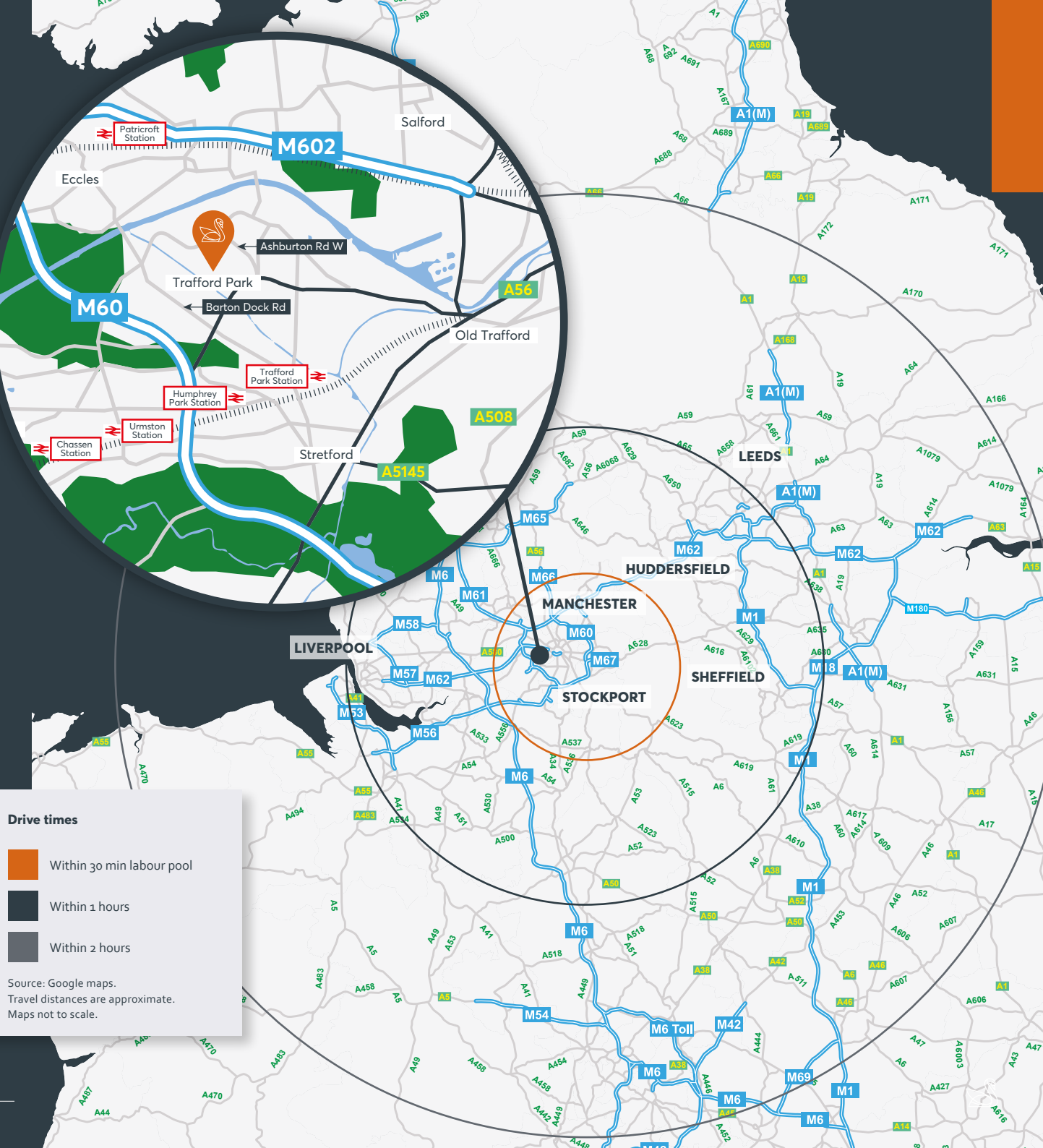
RAIL/TRAM

| | |
|-----------------------------------|-----------|
| Barton Dock Road - Metrolink stop | 0.5 miles |
| Trafford Park | 2 miles |
| Humphrey Park | 2 miles |
| Patricroft | 3 miles |



AIRPORTS

| | |
|------------|----------|
| Manchester | 10 miles |
| Liverpool | 30 miles |



Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

ASHBURTON TRAFFORD PARK

MANCHESTER M17 1EH



stmodwenlogistics.co.uk

 [@StModwenIL](https://twitter.com/StModwenIL)  [St. Modwen Logistics](https://www.linkedin.com/company/st-modwen-logistics)  [@stmodwenlogistics](https://www.instagram.com/stmodwenlogistics)



Bradley Norton
T: 07870 393 145
E: bradley.norton@knightfrank.com

Rob Tilley
T: 07973 622 837
E: rob.tilley@knightfrank.com



Henry Farr
T: 07780 225 329
E: henry.farr@cbre.com

Steve Capper
T: 07825 862 770
E: steve.capper@cbre.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. December 2023. TBDW 03621-05.