

TO LET

18,849 sq. ft Modern Self-Contained Warehouse



Unit E Ashburton Point

Wheel Forge Way, Trafford Park, M17 1EH



PROPERTY HIGHLIGHTS

The unit offers 18,849 sqft of high-quality warehousing, Storage & distribution space in a strategic location.

It benefits from 8.5m eaves, 2 electrically operated level access loading doors and modern two-storey office accommodation. Externally, the building features a large secure yard with approximately 20 separate parking spaces to the front.



2 Level access Loading doors



8.5m Eaves



c.20 car parking spaces



Large secure yard

FLOOR AREA

SQFT

SQM

Warehouse:

17,045

1,583.5

Office:

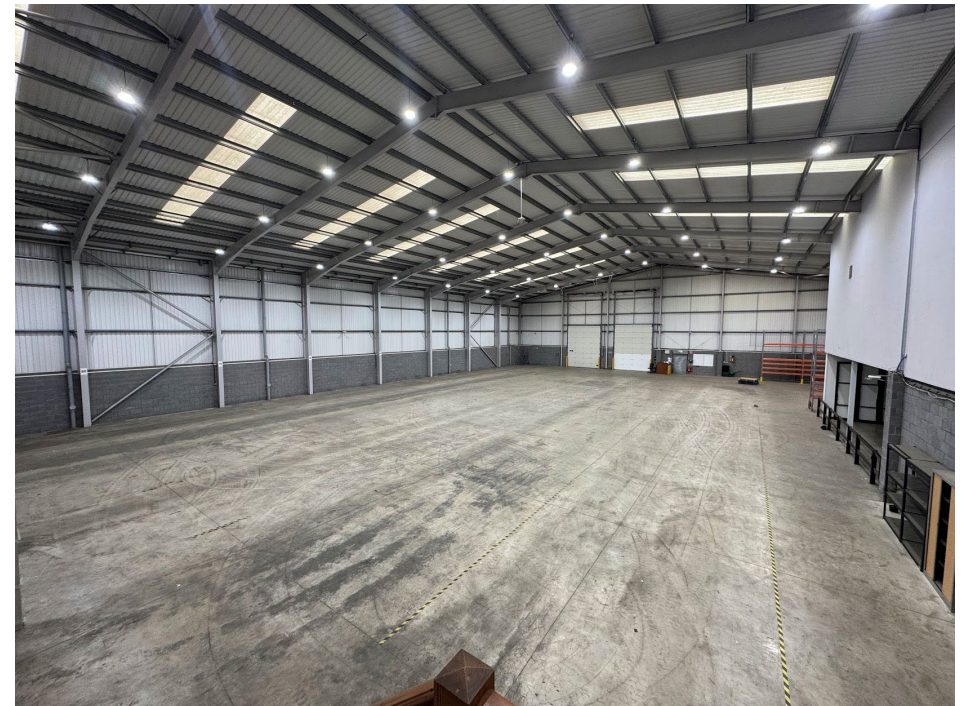
1,804

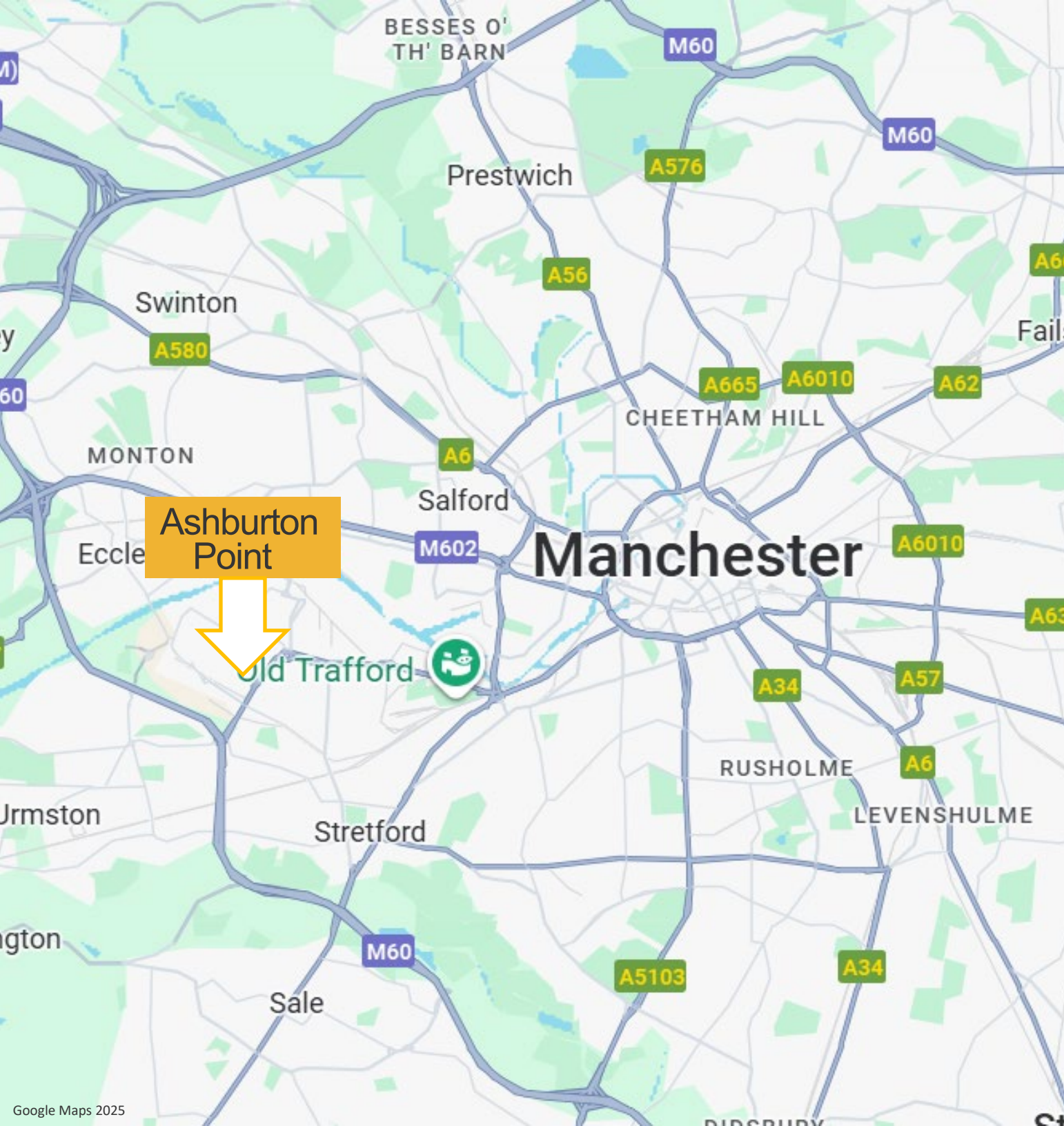
167.6

Total:

18,849

1,751.1





3 MILES
TO MANCHESTER
CITY CENTRE



600 M
TO PARKWAY TRAM
STOP



1 MILE
TO J9 OF THE M60



2 MILES
TO J12 OF THE M62



1 MILE
TO MEDIA CITY



8 MILES
TO MANCHESTER
AIRPORT



SITE PLAN

18,849 SQ.FT
on 1.05 acres



CONTACT INFORMATION

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TENURE

The property is available by way of sub lease or assignment. The existing lease expires in April 2029.

RENT

On application.

RATEABLE VALUE

Any interested party is advised to contact the local authority for information on business rates.

LEGAL COSTS

Each party will be responsible for their own legal costs

