



INDURENT

ASHBURTON PARK

WHEEL FORGE WAY,
TRAFFORD PARK,
MANCHESTER
M17 1EH
///ORBIT.POWER.SHELL

UNIT 2: 24,748 SQ FT (2,299 SQ M)
Coming Soon.



Excellent motorway
access.



Close proximity to
Manchester City Centre.



Warehousing that Works.

Aerial plan.



PROCTER & GAMBLE

MANCHESTER CITY CENTRE

PARKWAY TRAM STOP

GXO

A576

A5081

EUROPCAR

DHL

LINDAB

MAN TRUCK AND BUS

ELECTRIC CENTRE

TESLA

BOWLERS EXHIBITION CENTRE

TOOL STATION

CLOTHES2ORDER

ASHBURTON ROAD WEST

UNIT 2

LUR

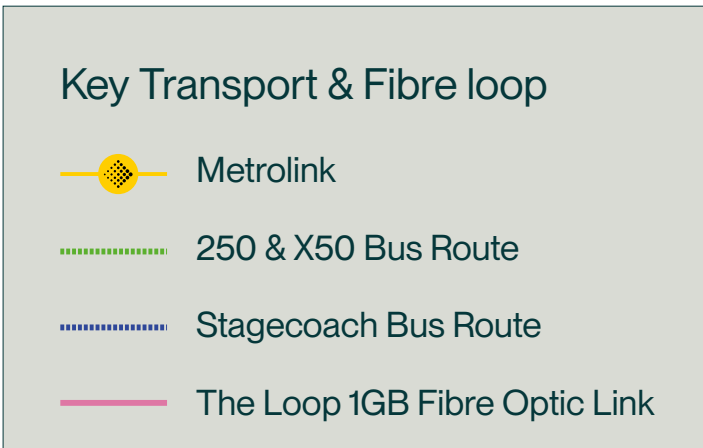
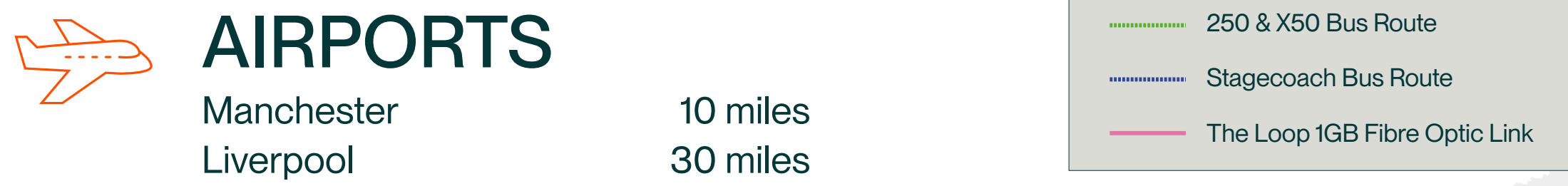
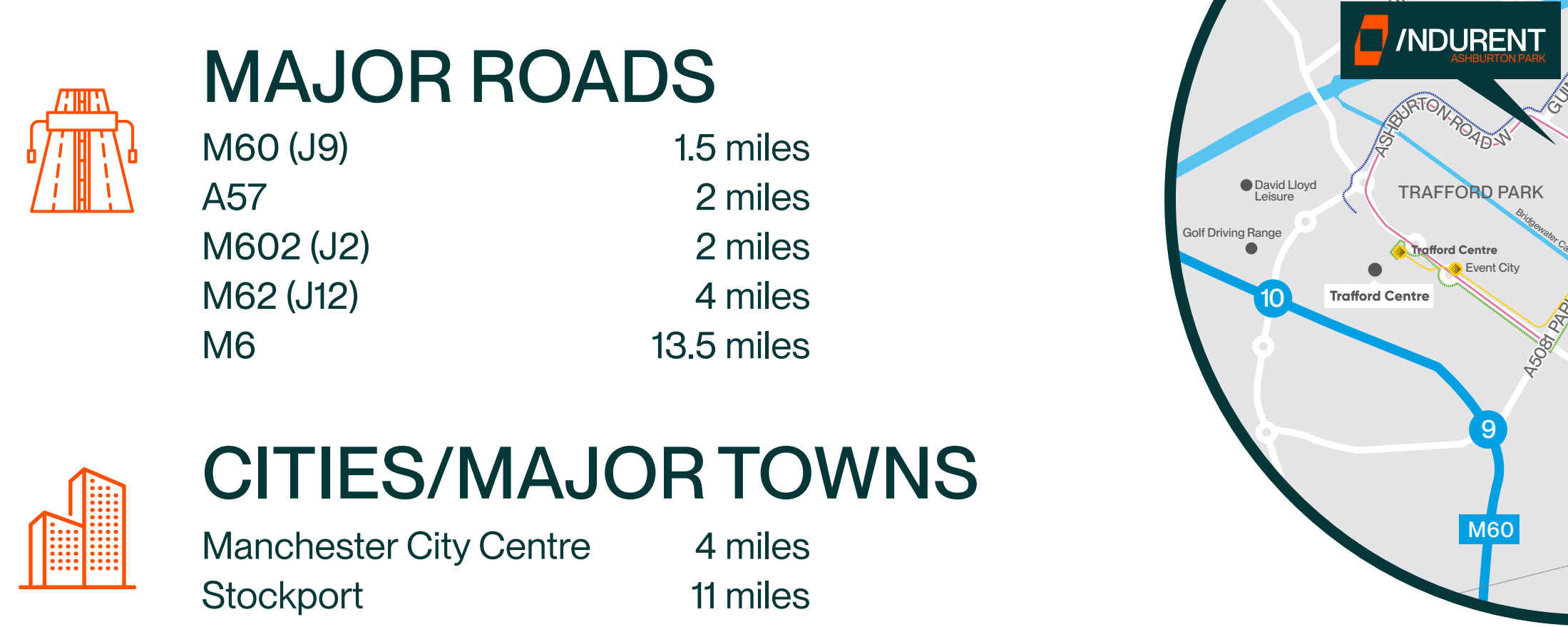
BTTG

WHEEL FORGE WAY



Warehousing that Works.

You're well-connected.



High performance space for your business.

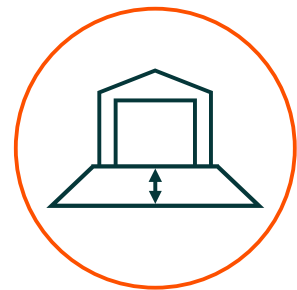
Unit 2 at Ashburton Park is a modern warehouse facility extending to 24,748 sq ft, featuring an 8m clear internal height, two loading doors, and a secure self-contained yard with a depth of 25m. The unit also benefits from sustainable design elements, including energy-efficient LED lighting and a modern building fabric designed to help minimise overall energy consumption.

Strategically located within Trafford Park with easy access to the M60 and M602 motorways, the site benefits from excellent transport links with direct connections to the wider national road network and Manchester Airport, making it an ideal choice for logistics, distribution and commercial occupiers.

Specification.



2 loading doors



25m yard depth



Secure 24
hour access



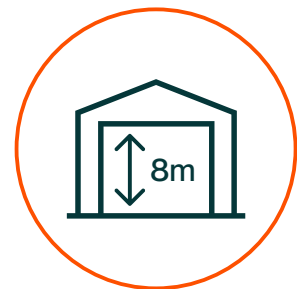
B2 & B8
permitted use



LED lighting



Modern office
accommodation



8m clear
internal height



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.



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Warehousing that Works.

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