



/NDURENT

ASHBRIDGE ESTATE

TENAX ROAD,
TRAFFORD PARK,
MANCHESTER
M17 1RP
///LIFTED.FOCUS.OFFICE

UNIT 3: 7,030 SQ FT (653 SQ M)

Coming Soon.



Excellent motorway
access.



Close proximity to
Manchester City Centre.



Warehousing that Works.

High performance space for your business.

If you're looking for a high quality and well-positioned warehouse, Unit 3 at Ashbridge Estate, Trafford Park is a strong choice. This new industrial and distribution development is located within Manchester's established industrial area, offering a market-leading specification in a proven location that supports a wide range of operational needs.

An ideal location for Manchester.

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.



Yard space.



Roller shutter doors.



Premier industrial location.



Car parking.



Office accommodation.



Warehousing that Works.



Why choose Trafford Park?



Close proximity to Manchester City Centre.

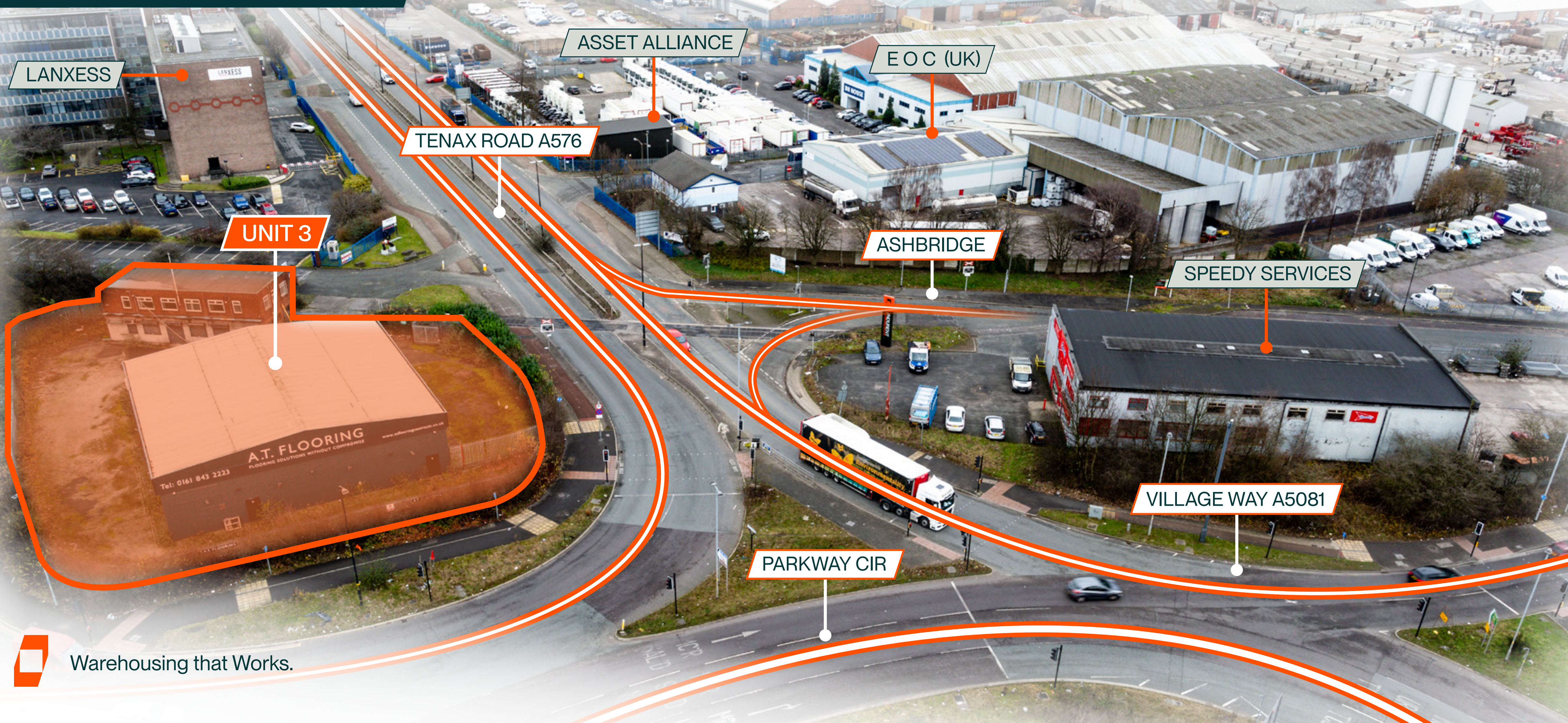


Excellent access to regional and national motorway network.



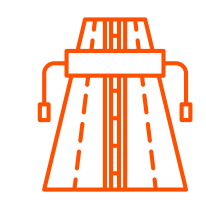
Trafford Park is home to over 1,400 businesses and is Europe's largest industrial estate.

Aerial plan.



Warehousing that Works.

You're well-connected.



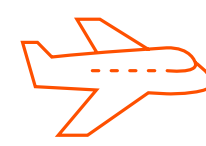
MAJOR ROADS

M60 (J9)	2 miles
A57	3 miles
M602 (J2)	2 miles
M62 (J12)	5 miles
M6	18 miles



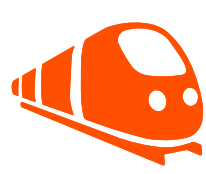
CITIES/MAJOR TOWNS

Manchester City Centre	5 miles
Stockport	12 miles
Bolton	13 miles
Warrington	18 miles
Preston	33 miles



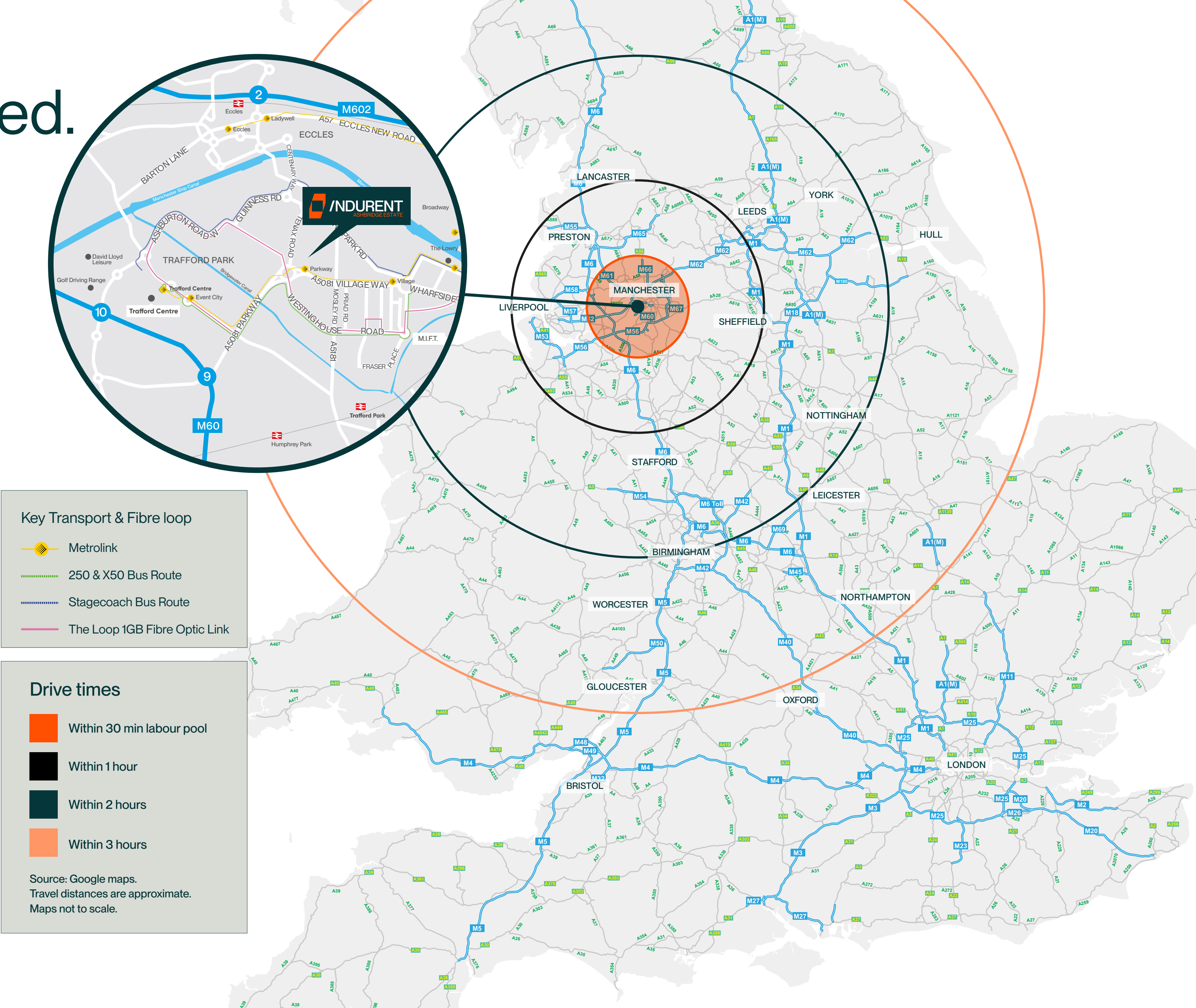
AIRPORTS

Manchester	11 miles
Liverpool	32 miles



RAIL/METROLINK

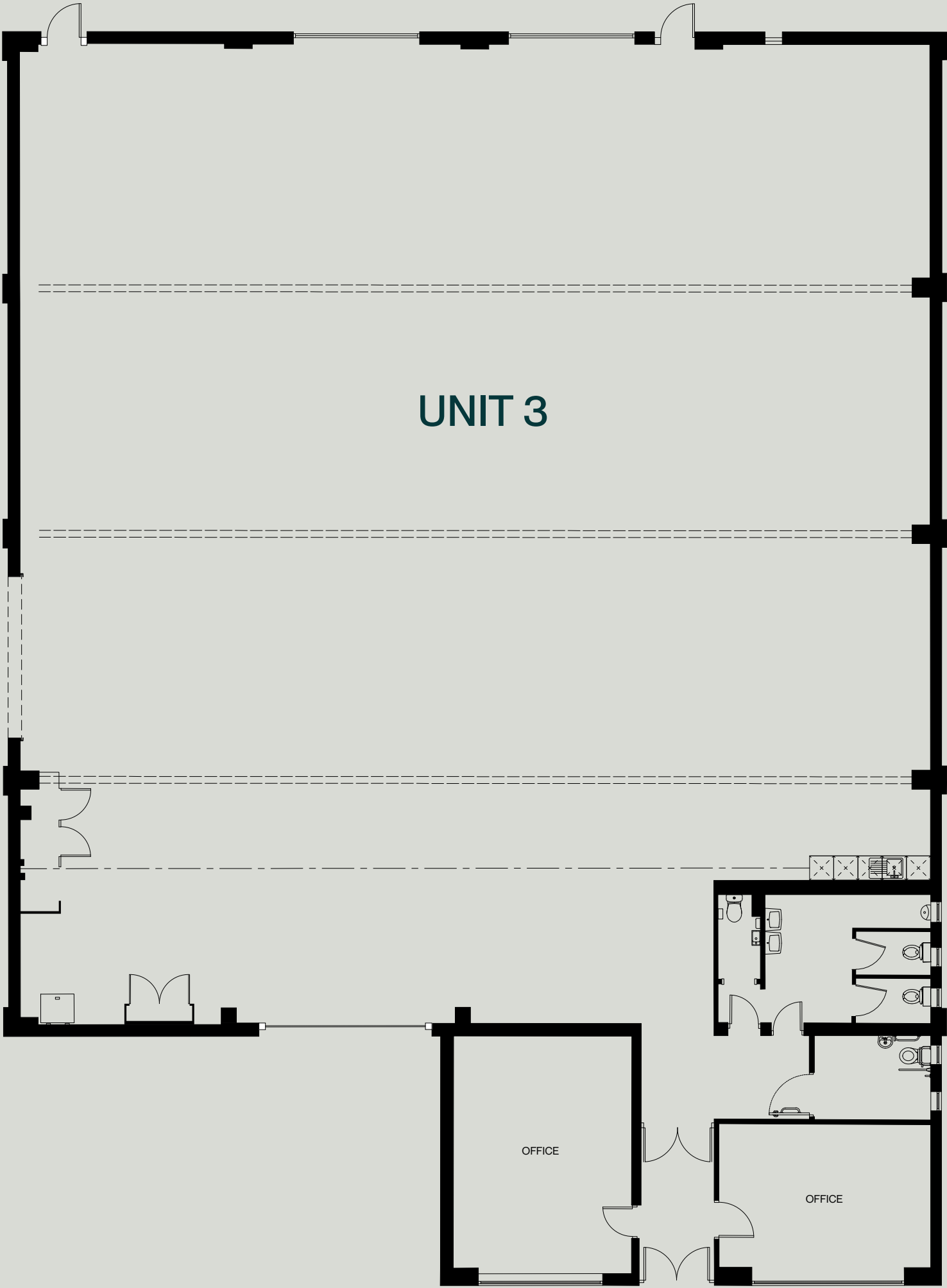
Parkway	1 mile
Village	2 miles
Humphrey	3 miles
Trafford	3 miles



Warehousing that Works.

Unit plan.

UNIT 3	
TOTAL	7,030 SQ FT (653 SQ M)



Unit plan not to scale.





LAURA MCWHIRTER

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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. July 2026. TBDW 07183-20.



Warehousing that Works.