

Industrial

UNIT 1C | ASHBURTON PARK, TRAFFORD PARK

Wheel Forge Way, Trafford Park, Manchester, M17 1EH



UNIT 1C | 5,210 SQ FT

Industrial Unit with Office

Unit 1C at Ashburton Park offers 5,210 sq ft of refurbished industrial space, ideal for manufacturing, distribution, and large-scale industrial use. The unit includes office accommodation, 24-hour access, dedicated car parking, and a secure estate with excellent local amenities. Trafford Park, home to over 1,330 businesses, remains one of the largest and most successful business parks in Europe, providing a prime location for businesses requiring high-quality industrial facilities. Situated just 1.5 miles from Junction 9 of the M60 and 5 miles from Manchester city centre, the estate provides superb connectivity to major transport routes. Manchester Airport is 9 miles away, offering excellent access for logistics and business operations.

Lease Type

New



✔ Unit Summary

- 3 Phase Power
- 24 Hour Access
- Premier Industrial Location
- On-Site Security
- Car Parking
- WC Facilities

£ Occupational Costs

| | Per Annum | Per Sq Ft |
|-------------------|-------------------|---------------|
| Rent | £68,400.00 | £13.13 |
| Rates | £19,348.73 | £3.71 |
| Service Charge | £2,937.40 | £0.56 |
| Insurance | £1,042.00 | £0.20 |
| Total Cost | £94,521.73 | £18.14 |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/U1P0200038

+44(0) 808 169 7554

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Location

The central position provides excellent access to the motorway, J9 M60 1.5 miles away and the city centre being 5 miles away.

 Road
M60: 1 mile M6: 12 miles

 Airport
Manchester: 10 miles

 Rail
Parkway Metrolink: 1 mile Ladywell Metrolink: 2 miles Eccles station: 2 miles Trafford Park station: 2 miles

Additional Information

| | |
|----------------|--|
| Planning Class | General Industrial |
| Lease Summary | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings | Contact us now to arrange a viewing. |
| Legal Costs | Each party will be responsible for their own legal costs incurred. |
| EPC | B (45) |



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Key Contact



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