

Industrial

UNIT 2 | ASHBURTON PARK, TRAFFORD PARK

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



UNIT 2 | 24,748 SQ FT

Industrial Unit with office

Ashburton Park provides high quality industrial premises. The estate offers secure 24 hour access, dedicated car parking, and modern office accommodation, making it an ideal choice for businesses seeking a well connected and professional workspace.

Unit 2 is a modern warehouse building totalling 24,748 sq ft, offering a clear internal height of 8m, two loading doors, and a secure, self contained yard with a depth of 25m. The unit incorporates sustainable design features, including energy efficient LED lighting and modern building fabric designed to reduce energy consumption.

With excellent transport links, Ashburton Park benefits from close proximity to the M60 and M602 motorways, ensuring seamless access to the national road network. Manchester city centre and Manchester International Airport are also within easy reach, enhancing connectivity for logistics and distribution businesses.

Located within Trafford Park – one of the UK's largest industrial areas, extending to over 1,200 acres and home to more than 1,400 businesses, including notable occupiers such as Kellogg's, Amazon, L'Oréal, and Adidas—the estate benefits from a highly established commercial environment. MediaCityUK, Manchester United, and the Trafford Centre, with associated amenities, are all situated nearby.



Lease Type

New

Unit Summary

- High Level of Office Accommodation
- Secure self contained yard
- 2 Level Access Loading Doors
- Well Maintained Estate
- Dedicated Car Parking
- Premier Industrial Location

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£255,500.00	£10.32
Rates	£88,245.00	£3.57
Service Charge	£18,368.09	£0.74
Insurance	£3,324.00	£0.13
Total Cost	£374,291.80	£15.12

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/U1P0200042

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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	C (65)

Key Contact



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Asset Manager

"Jonathan is an Asset Manager based in the North."

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