

Industrial

# UNIT 3 | ASHBRIDGE ESTATE TRAFFORD PARK

Tenax Road Trafford Park, Manchester, M17 1RP



## UNIT 3 | 10,028 SQ FT

Industrial Unit with Office

Ashbridge Trading Estate is located in the heart of Trafford Park, one of Manchester's most sought-after industrial areas. Unit 3 offers 10,000 sq ft of warehouse and office space. Situated in a prime location on Parkway Circular roundabout the premises offers excellent connectivity and visibility, just 3 miles from Manchester City Centre, 9 miles from Manchester Airport, and with Junctions 9 and 10 of the M60 less than 1 mile away, providing direct access to the region's extensive motorway network.

Lease Type

New



### Unit Summary

- Office Accommodation
- Yard Space
- Roller Shutter Door
- Close to Transport
- Premier Industrial Location
- Car Parking

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£100,100.00	£9.98
Rates	£12,974.00	£1.29
Service Charge	Not specified	Not specified
Insurance	£1,800.00	£0.18
Total Cost	£127,409.00	£12.71

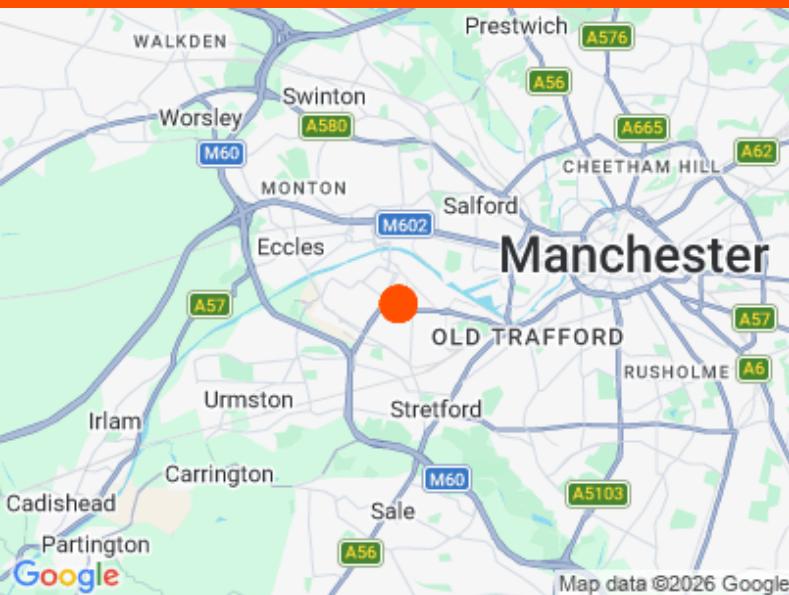
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you 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/U3P0500003](http://unit.info/U3P0500003)

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## Location

Well connected by road, rail and air.



### Road

M60: 2 miles M6: 12 miles



### Airport

Manchester: 10 miles Liverpool: 30 miles



### Rail

Parkway Metrolink: 1 mile Ladywell Metrolink: 1 mile 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 (61)

## Key Contact



**Laura McWhirter**

Asset Manager

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



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