

Industrial

# UNIT 42 | WESTBROOK ESTATE TRAFFORD PARK

Westbrook Road Trafford Park, Manchester, M17 1AY

## UNIT 42 | 2,500 SQ FT

### Industrial Unit with office

Unit 42 Westbrook Park is situated on in a well-managed estate within Trafford Park. This newly refurbished unit benefits from LED lighting, car parking, a level access loading door, modern office space, on-site security and CCTV. The estate is located within one of Europe's most renowned industrial hubs, Trafford Park, and offers excellent transport links, with proximity to the M60 and Manchester city centre. Trafford Park is home to over 1,300 businesses, and the estate provides superb connectivity to the motorway network, including junction 2 of the M602 (1 mile) and the M60 (1.5 miles). Manchester International Airport is just 10 miles away, and two Metrolink tram stops offer additional transport options across Greater Manchester.

Lease Type

New



### Unit Summary

- ☒ 3 Phase Power
- ☒ On-Site Security
- ☒ 24 Hour Access
- ☒ Office Accommodation
- ☒ Car Parking
- ☒ WC Facilities

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£35,000.00	£14.00
Rates	£7,859.25	£3.14
Maintenance Charge	£2,500.00	£1.00
Insurance	£500.00	£0.20
Total Cost	£45,859.25	£18.34

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.

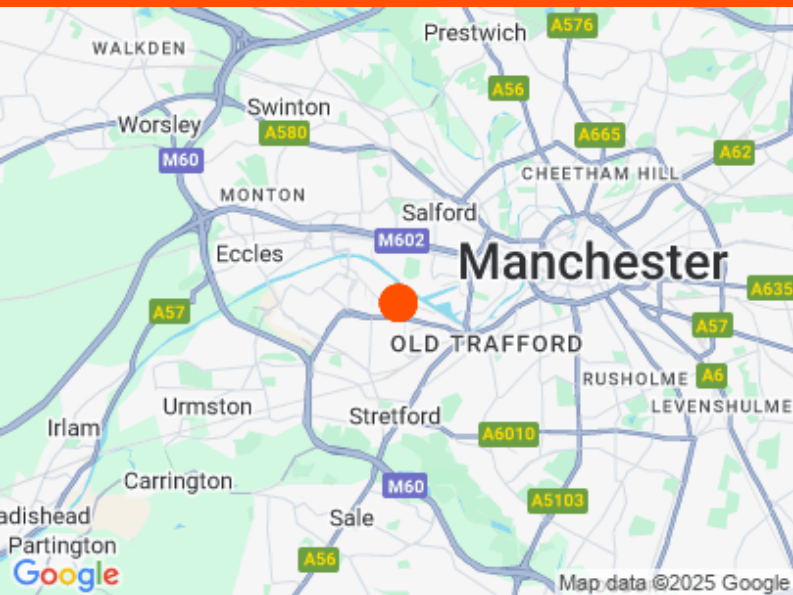
→ For more info please visit: [unit.info/U3P0500179](http://unit.info/U3P0500179)

+44(0) 808 169 7554

Industrial

# UNIT 42 | WESTBROOK ESTATE TRAFFORD PARK

Westbrook Road Trafford Park, Manchester, M17 1AY



## 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



Airport  
Manchester: 9 miles



Rail  
Trafford Park: 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 (51)

## Key Contact



**Natalie Loboda**

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



+44(0) 808 169 7554



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

Follow us



For more info please visit: [unit.info/U3P0500179](https://unit.info/U3P0500179)

+44(0) 808 169 7554