

Industrial

UNIT 47 | WESTBROOK ESTATE TRAFFORD PARK

Westbrook Road Trafford Park, Manchester, M17 1AY

UNIT 47 | 2,517 SQ FT

Industrial Unit with Office space

Unit 47 offers a versatile and exceptionally well-presented commercial workspace extending to approximately 2,517 sq ft, providing an excellent opportunity for a wide range of occupiers. The property benefits from a practical layout with a substantial amount of office accommodation, creating a comfortable and professional working environment that can be adapted to suit different operational requirements. Positioned within a busy and well-established industrial estate, the unit enjoys a highly accessible location just a short distance from Manchester city centre. Its prominent setting within Trafford Park places occupiers at the heart of one of the UK's most important commercial and industrial hubs, offering excellent connectivity to both local and regional markets. The estate offers comprehensive security measures including CCTV coverage, provided.

Lease Type

New



✓ Unit Summary

- 3 Phase Power
- 24 Hour Access
- Premier Industrial Location
- Office Accommodation
- Car Parking
- WC Facilities



	Per Annum	Per Sq Ft
Rent	£30,430.00	£12.09
Rates	£9,605.76	£3.82
Service Charge	£2,166.73	£0.86
Insurance	£503.40	£0.20
Total Cost	£43,358.20	£17.23

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/U3P0500177

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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



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 (53)



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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"



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