

TO LET
PROMINENT HYBRID WAREHOUSE UNITS
3,801 - 9,040 SQ FT

BROADOAK
BUSINESS PARK
MANCHESTER
M17 1RW

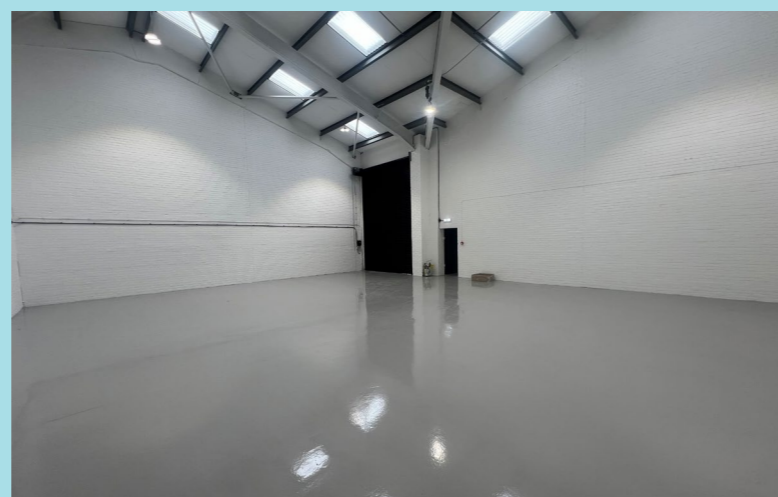


The estate includes 14 industrial units situated on a self-contained and secure site. The units are of steel frame construction with brick cladding externally and steel profile roofs. Offices and parking are arranged to the front of the units to provide an attractive courtyard with loading / service yards accessed via a separate entrance.

The generic specification is a concrete floored warehouse area with two storey offices. Some units have a higher office content than others. The well-presented estate has established landscaping areas and excellent main road prominence.



**BROADOAK
TRAFFORD PARK**



EPC RATING OF "B"



5M EAVES HEIGHT



FULL HEIGHT ELECTRIC LOADING DOORS



HIGH QUALITY OFFICE SPACE



DEDICATED PARKING FOR EACH UNIT



LED LIGHTING THROUGHOUT



BARRIER CONTROLLED YARD AREA



EV CHARGING POINTS FOR EACH UNIT



STRATEGIC LOCATION



EXCELLENT RANGE OF AMENITY NEARBY

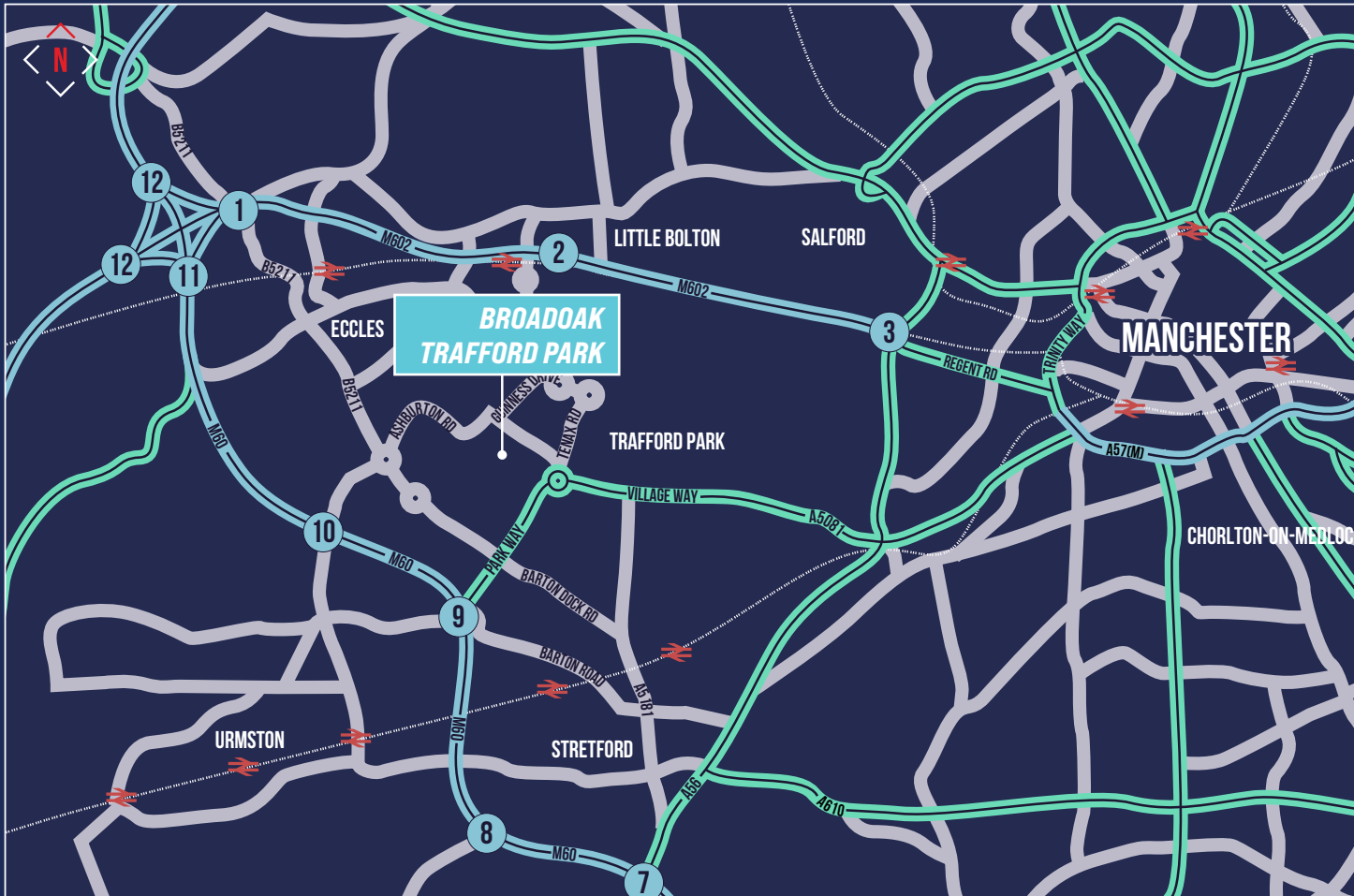


**PLAN NOT TO SCALE

AVAILABILITY

| UNIT | SQ FT | SQ M |
|--------------|---------------|--------------|
| UNIT C1 | 5,023 | 467 |
| UNIT D1 | 9,040 | 840 |
| UNIT D3 | 3,801 | 353 |
| TOTAL | 17,864 | 1,660 |

(The units have been measured on a Gross External Area Basis)



LOCATION

Ashburton Road West (B5214) provides ready access to Junctions 9 and 10 of the M60, approximately 1 mile to the south west and to junction 2 of the M602, which is approximately 1.5 miles to the North. Manchester City Centre is approximately 3 miles to the east.

DRIVE TIMES

| | | |
|----------------|------------|-----------|
| M602 J2 | 5 Minutes | 1.4 Miles |
| M60 J9 | 5 Minutes | 1.5 Miles |
| M62 J12 | 7 Minutes | 3.4 Miles |
| M57 (VIA M602) | 10 Minutes | 4.1 Miles |
| MANCHESTER | 12 Minutes | 5 Miles |
| STOCKPORT | 18 Minutes | 12 Miles |

Source: google maps

TERMS

The units are available by way of a new lease for a term to be agreed.

RENT

Upon Application.

BUSINESS RATES

Contact the agents for further information.

EPC

EPC available on request.

VIEWING AND FURTHER INFORMATION AVAILABLE VIA THE JOINT AGENTS:



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