

MODERN SELF-CONTAINED INDUSTRIAL UNIT WITH LARGE YARD TO LET



18,095 sq ft (1,682 sq m)

Unit E Ashburton Point, Wheel Forge Way, Trafford Park, M17 1EH



Property Summary:

KEY DETAILS:

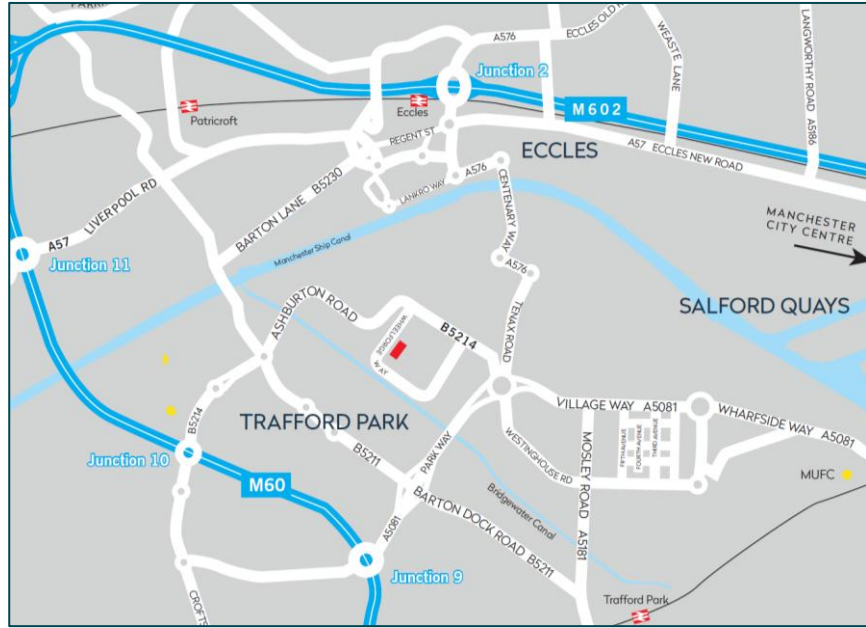
- Self contained unit
- 8.5m eaves
- 2no level loading doors
- Large secure yard area
- High quality two storey office accommodation
- LED lighting
- Strategic location



LOCATION

Ashburton Point is located on Wheel Forge Way, near Bowlers leisure facility and Westpoint Enterprise Park in the heart of Trafford Park. The site is accessible via three motorway junctions and is secure and self-contained. It is strategically situated in Trafford Park, close to amenities like the Trafford Centre, Media City, and The Village. It is also just a 10-minute drive from Manchester International Airport, located 3 miles south west of Manchester city centre.

Area	Sq Ft	Sq M
Warehouse	15,995	1,486.9
Office	2,100	195.2
Total	18,095	1,682



Location plan (Crown Copyright. All rights reserved. Licence number 100022432)



TERMS

The property is available by way of a sublet, lease assignment or new lease on terms to be agreed. Further details are available on request.

BUSINESS RATES

We recommend interested parties make their own enquiries to the local authority.

EPC

The Energy Performance Certificate is available on request.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.

VIEWING / FURTHER INFORMATION

Strictly by appointment with the sole agent, Knight Frank.



Contact



For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

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Anti-Money Laundering

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Date of Details: April 2025

Date of Photographs: February 2017

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