



/NDURENT

ASHBURTON PARK

WHEEL FORGE WAY,
TRAFFORD PARK,
MANCHESTER
M17 1EH
///ORBIT.POWER.SHELL

UNIT 2: 24,748 SQ FT (2,299 SQ M)
Coming Soon.



Excellent motorway
access.



Close proximity to
Manchester City Centre.



Warehousing that Works.

Aerial plan.



PROCTER & GAMBLE

MANCHESTER CITY CENTRE

A576

A5081

PARKWAY TRAM STOP

GHO

EUROPCAR

DHL

LINDAB

MAN TRUCK AND BUS

TESLA

BOWLERS EXHIBITION CENTRE

ELECTRIC CENTRE

TOOL STATION

CLOTHES2ORDER

ASHBURTON ROAD WEST

UNIT 2

LUR

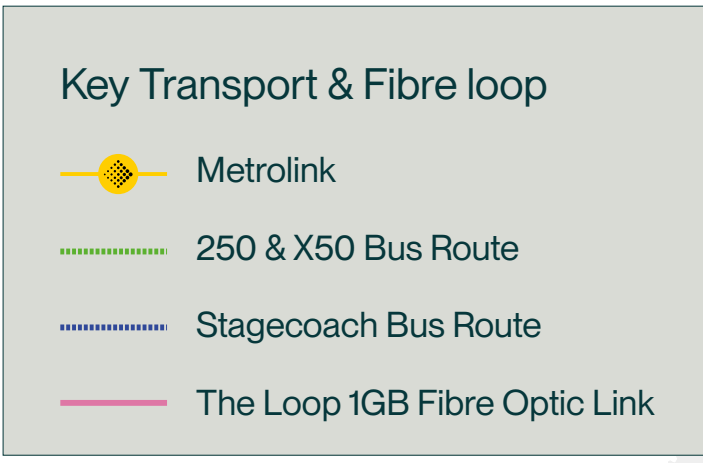
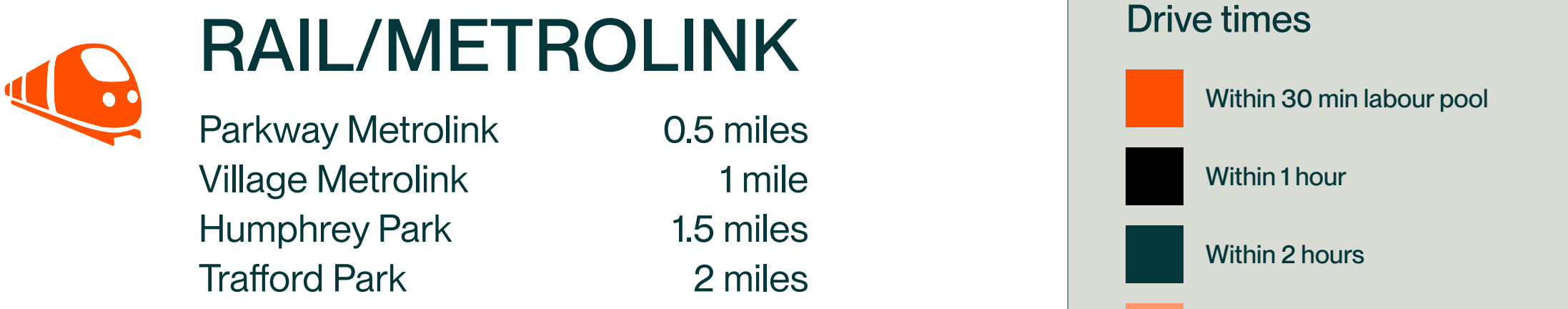
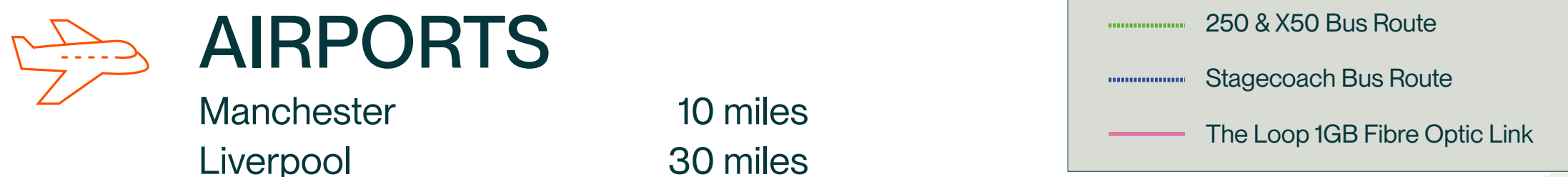
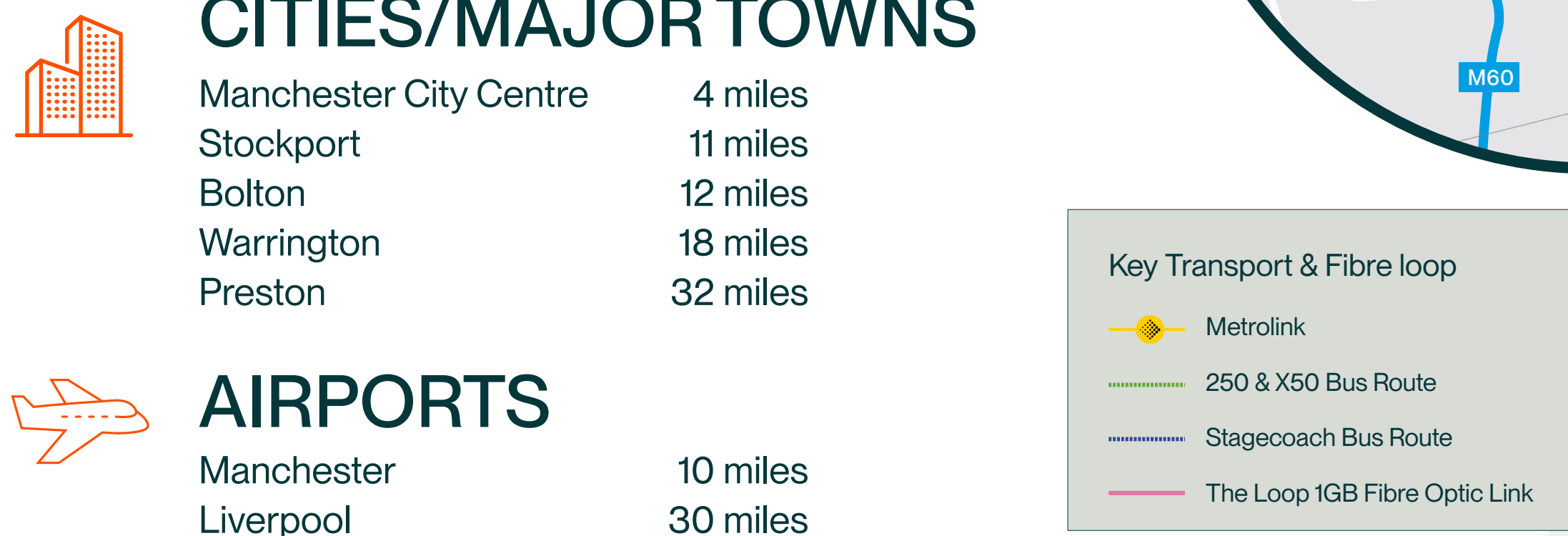
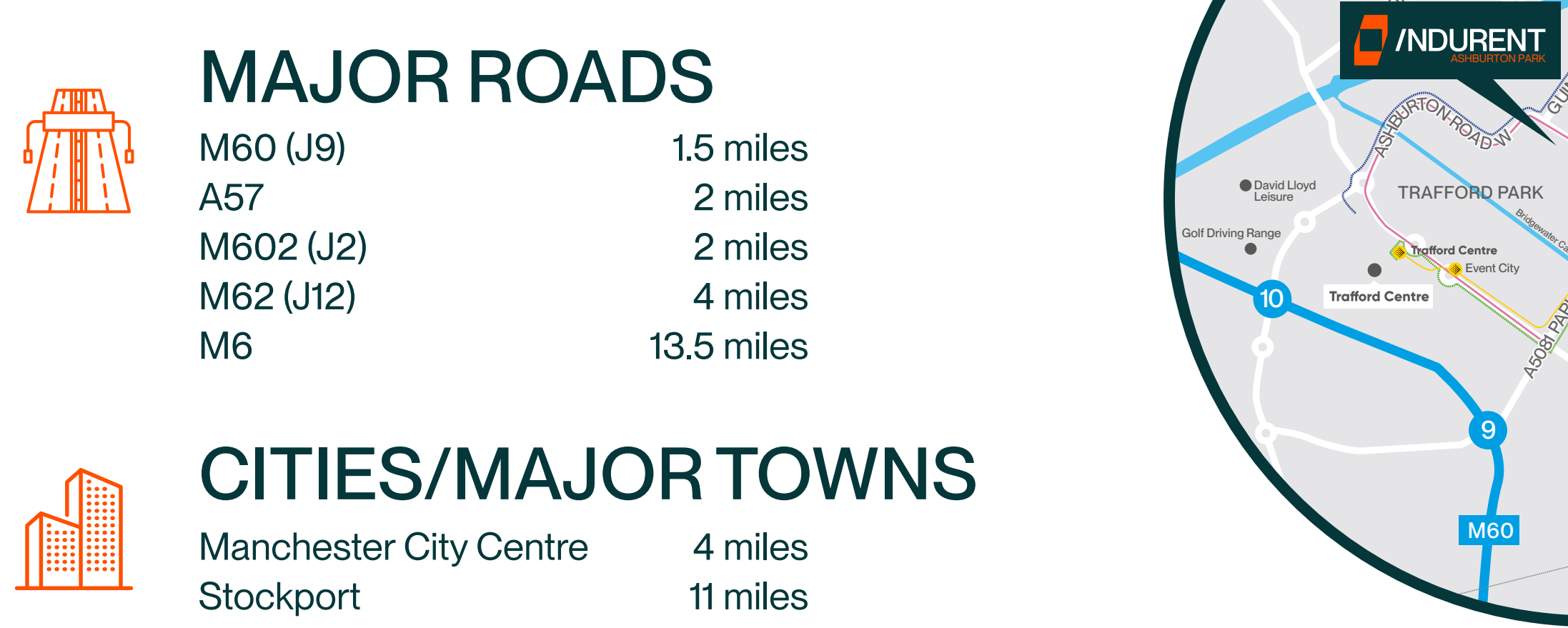
BTTG

WHEEL FORGE WAY



Warehousing that Works.

You're well-connected.



High performance space for your business.

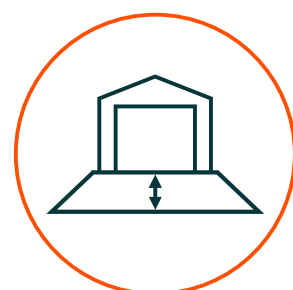
Unit 2 at Ashburton Park is a modern warehouse facility extending to 24,748 sq ft, featuring an 8m clear internal height, two loading doors, and a secure self-contained yard with a depth of 25m. The unit also benefits from sustainable design elements, including energy-efficient LED lighting and a modern building fabric designed to help minimise overall energy consumption.

Strategically located within Trafford Park with easy access to the M60 and M602 motorways, the site benefits from excellent transport links with direct connections to the wider national road network and Manchester Airport, making it an ideal choice for logistics, distribution and commercial occupiers.

Specification.



2 loading doors



25m yard depth



Secure 24
hour access



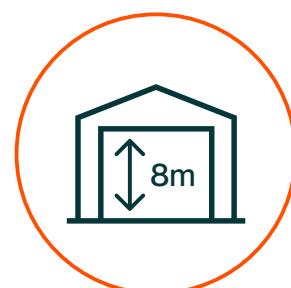
B2 & B8
permitted use



LED lighting



Modern office
accommodation



8m clear
internal height



Warehousing that Works.



Why choose Trafford Park?



Close proximity to Manchester City Centre.



Excellent access to regional and national motorway network.



Trafford Park is home to over 1,400 businesses and is Europe's largest industrial estate.



JONATHAN MCILHINNEY

Asset Manager

07767 240 633

jonathan.mcilhinney@indurent.com



Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. May 2026. TBDW 07183-18.



Warehousing that Works.



Henry Farr
M: 07780 225 329
E: henry.farr@cbre.com



Bradley Norton
M: 07870 393 145
E: bradley.norton@knightfrank.com