

## TO LET



### MODERN INDUSTRIAL/WAREHOUSE PREMISES

**UNITS 7A & 7B  
BROADOAK INDUSTRIAL ESTATE  
ASHBURTON ROAD WEST  
TRAFFORD PARK  
MANCHESTER M17 1TW**

**Location:** Broadoak Industrial Estate is prominently situated within Trafford Park, Europe's largest industrial area employing over 35,000 people across more than 1,300 businesses. Ashburton Road West provides direct access to the regional motorway network. The estate benefits from excellent connectivity to Manchester City Centre and is well served by public transport

**Description:** The property comprises a modern industrial/warehouse facility constructed with a steel portal frame featuring brick elevations beneath a profile steel roof. The premises extend to a total of approximately **7,677 sq ft** and there is the flexibility to split as follows:

<b>Unit 7A</b>	<b>4,040 sq ft</b>
<b>Unit 7B</b>	<b>3,367 sq ft</b>

## 7A & 7B Broadoak Industrial Estate

The units benefit from a minimum eaves height of approximately 5m providing excellent operational capacity for storage or light industrial use. The accommodation includes integrated office space, male and female WC facilities and a kitchen area. The site is securely fenced with a good sized yard to the front of the units. There is shared access entry gate with the unit opposite. Loading is via four roller shutter doors.

### Specification:

- Steel portal frame construction
- Brick elevations with profile steel roof
- Minimum eaves height of 5m
- Four roller shutter doors
- Office accommodation
- Male and female WCs
- Kitchen
- Secure yard with fencing and gated access

**Rent:** £12.00 per annum per sq ft

**Service Charge:** A service charge is applicable. Further details on request.

**Business Rates: Rateable Value (2026 List) £65,00**

Interested parties are advised to make their own enquiries with the local rating authority.

**Energy Performance Certificate:** An EPC is available upon request.

**Legal Costs and Anti-Money Laundering Regulations (AMLR):** Each party to bear their own legal costs incurred in the transaction.

In accordance with the AMLR, prospective tenants will be required to provide appropriate identification documents as part of the letting process.

**Viewing:** Strictly by prior appointment through Greenham Commercial Limited.

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Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.