

Industrial

UNIT 1C | ASHBURTON PARK, TRAFFORD PARK

Wheel Forge Way, Trafford Park, Manchester, M17 1EH



UNIT 1C | 5,210 SQ FT

Industrial Unit with Office

Unit 1C at Ashburton Park offers 5,210 sq ft of refurbished industrial space, ideal for manufacturing, distribution, and large-scale industrial use. The unit includes office accommodation, 24-hour access, dedicated car parking, and a secure estate with excellent local amenities. Trafford Park, home to over 1,330 businesses, remains one of the largest and most successful business parks in Europe, providing a prime location for businesses requiring high-quality industrial facilities. Situated just 1.5 miles from Junction 9 of the M60 and 5 miles from Manchester city centre, the estate provides superb connectivity to major transport routes. Manchester Airport is 9 miles away, offering excellent access for logistics and business operations.

Lease Type

New



✔ Unit Summary

- 3 Phase Power
- 24 Hour Access
- Premier Industrial Location
- On-Site Security
- Car Parking
- WC Facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£68,400.00	£13.13
Rates	£19,348.73	£3.71
Service Charge	£2,937.40	£0.56
Insurance	£1,042.00	£0.20
Total Cost	£94,521.73	£18.14

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/U1P0200038

+44(0) 808 169 7554

Industrial

UNIT 1C | ASHBURTON PARK, TRAFFORD PARK

Wheel Forge Way, Trafford Park, Manchester, M17 1EH



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 M6: 12 miles



Airport
Manchester: 10 miles



Rail
Parkway Metrolink: 1 mile Ladywell Metrolink: 2 miles Eccles station: 2 miles Trafford Park station: 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	B (45)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

Follow us



Key Contact



Jonathan McIlhinney

Asset Manager

"Jonathan is an Asset Manager based in the North."



+44(0) 808 169 7554



For more info please visit: unit.info/U1P0200038

+44(0) 808 169 7554