

# To Let Industrial / Warehouse Unit Units A & B, Westbrook Park, Westbrook Road, Trafford Park, Manchester, M17 1AY

FLEXIBLE LEASE  
TERMS AVAILABLE

M17 1AY



- 8,141 sq ft to 17,005 sq ft
- Established industrial location
- Large self-contained yard
- Highly secure



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Manchester M2 4AW

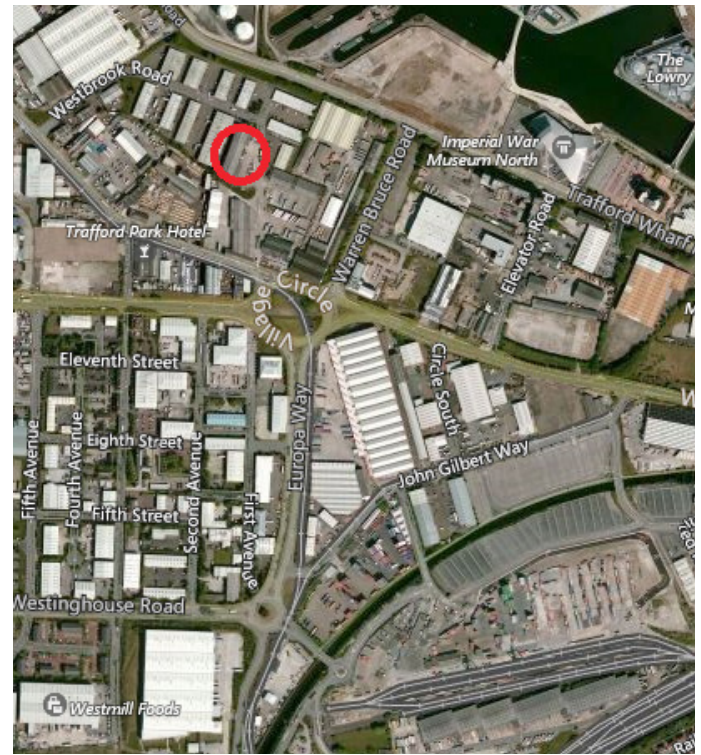
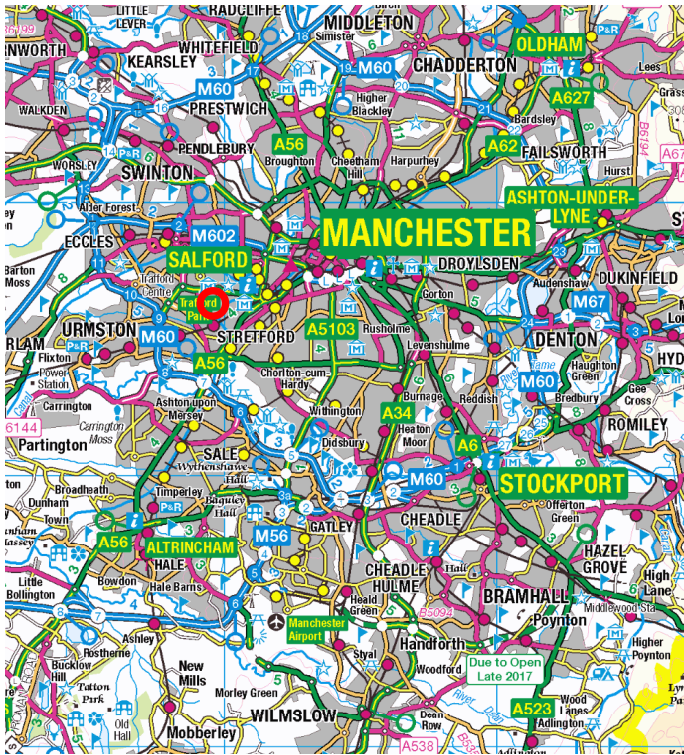
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## Location

The property is situated within the heart of Trafford Park. Westbrook Park is located off Westbrook Road within Westbrook Trading Estate. The property is accessed off Trafford Park Road, which links with the A5081 (Village Way/Wharfside Way), the main arterial route through Trafford Park providing access to Manchester City Centre and Junction 9 of the M60 motorway.

The M60 Orbital Motorway provides access to the wider motorway network, including the M6, M62, M56 and M61 motorways. An extension of the Metrolink is proposed through Trafford Park with completion of the works set for 2020. Manchester International Airport, the UK's largest regional airport, is located approximately 9 miles to the south.

## Description

The property comprises a brick built unit of steel portal frame construction under a pitched asbestos roof, on a secure site with car parking and circulation/yard areas. In order to access the site vehicles must pass two forms of security. Firstly the gated entrance to the wider Westbrook Park Estate and also an electronic gate with intercom/key fob access.

Each unit benefits from ancillary office accommodation with loading provided via roller shutter doors. Specification includes 6.5m eaves, translucent roof lighting and concrete flooring. Unit A also has a canopy.

## Accommodation

Unit	Sq ft	Sq m
Unit A	8,864	823.46
Unit B	8,141	756.32
<b>Total</b>	<b>17,005</b>	<b>1,579.78</b>

## Rent

On application.

## Rates

Interested parties should contact Trafford Council on 0161 912 2346.

## EPC

Unit A: D91 / Unit B: D78





## UNIT A



## UNIT B



### Contact

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