



# For Sale /To Let

Unit 10, Broadoak Business Park, Ashburton Road West  
Trafford Park, Manchester, M17 1RW



## High Quality Prominent Warehouse/Industrial Unit on Large Site 6,535 Sq Ft (607 Sq M)

- Rare freehold opportunity
- Site area 0.5 Acres (0.202 Ha) approx. 25% site coverage.
- Potential to extend (stp).
- High quality offices to ground floor
- Prominent position suitable for trade counter uses.
- Close to J9 & 10 of M60, J2 of M602, the Trafford Centre & Media City.

Centurion House, 129 Deansgate,  
Manchester M3 3WR

[www.tfcproperty.com](http://www.tfcproperty.com)

**Tel: 0161 234 0777**



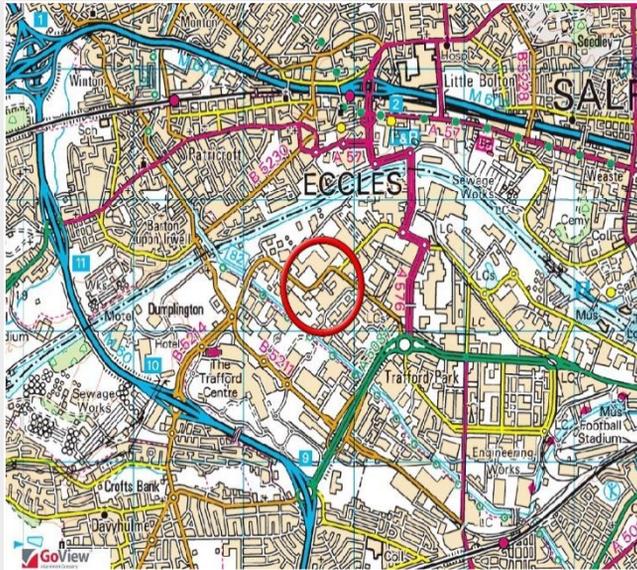
**Commercial Property**  
Advisers and Agents



**FOR SALE/TO LET**

**0161 234 0777**

**Unit 10, Broadoak Business Park,  
Ashburton Road West,  
Trafford Park, Manchester, M17 1RW**



**LOCATION**

The unit is prominently situated on the popular Broadoak Business Park fronting Ashburton Road West in Trafford Park. Junctions 9 & 10 are a short drive from the property as well as Junction 2 of the M602. The Trafford centre and Media City are both within 5 minutes drive

**DESCRIPTION**

The premises comprise a detached warehouse unit with two storey offices on a large site. The property is of steel portal frame construction, having brick elevations under a metal decked roof. To the front there are two storey offices which provide a range of private and communal areas including a kitchen and male and female WC's. The ground floor offices have been the subject of an extensive refurbishment. The upper floor is currently used as storage.

Eaves height in the warehouse is approximately 4.9 m and to the apex 7 m. Access is via a full height roller shutter door to the extensive secure yard area which is to the rear and to the side of the property.

Heating is via a gas fired system in the offices and blowers in the warehouse. Lighting is via strip fluorescent tubes throughout.

**ACCOMMODATION**

Measured on a net internal basis the commercial units provide the following areas.

Description	Sq ft	Sq m
Offices, WC & Kitchen	2,490	231.46
Mezzanine	319	29.59
Warehouse	3,726	346.13
<b>Total</b>	<b>6,535</b>	<b>607.18</b>

**TERMS**

Our client will consider either a freehold sale or will consider a lease drawn on full repairing and insuring terms for a term of years.

**PRICE/RENT**

Offers in excess of £625,000.00 excl. or £45,000.00 per annum excl.

**RATEABLE VALUE**

£28,000

**EPC**

Available upon request

**VAT**

The property is elected for VAT.

**VIEWING**

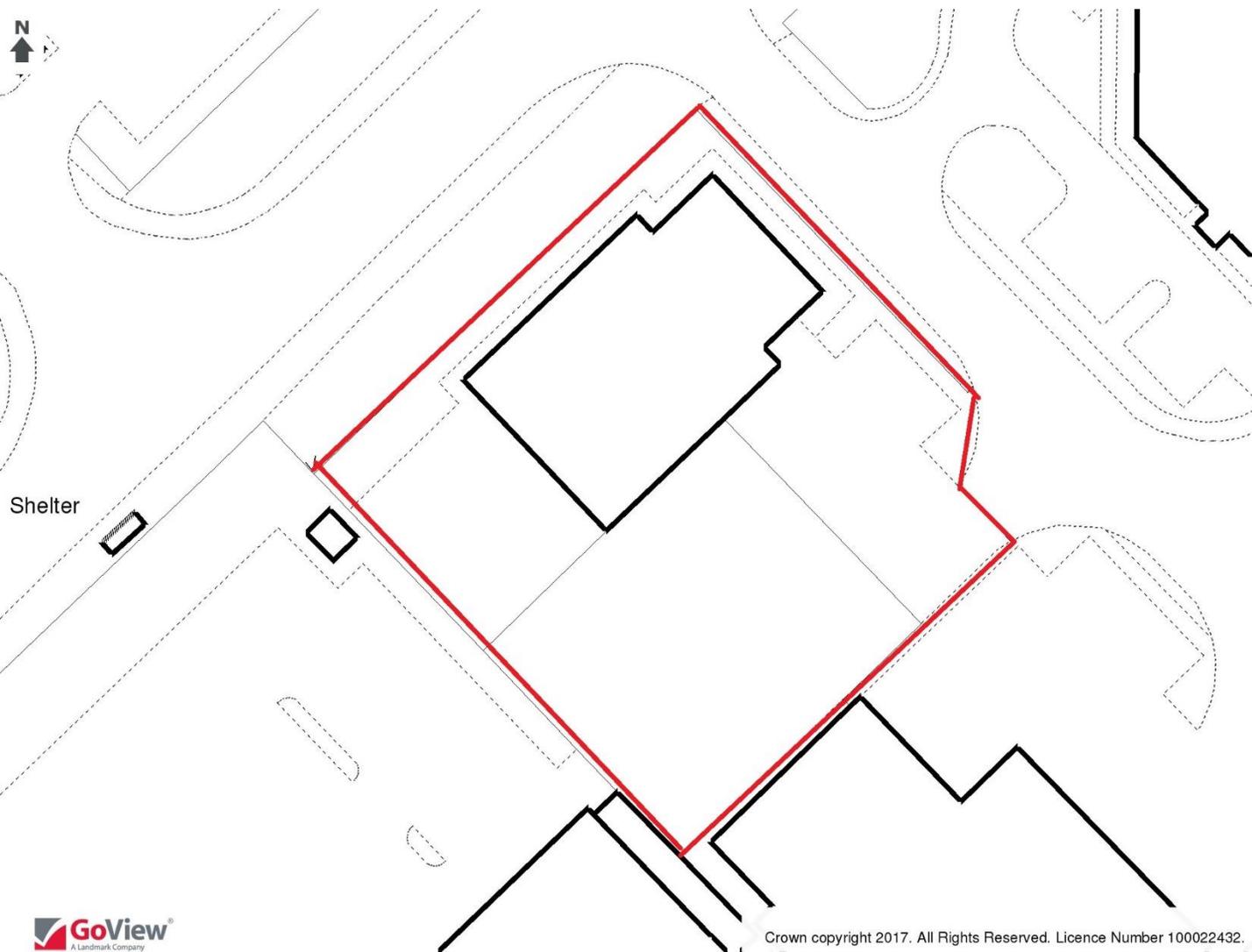
Via the sole agents TFC on 0161 234 0777.  
**SUBJECT TO CONTRACT**

**TENURE**

Freehold



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