

# TO LET

6,151 sq ft  
(571.35 sq m)

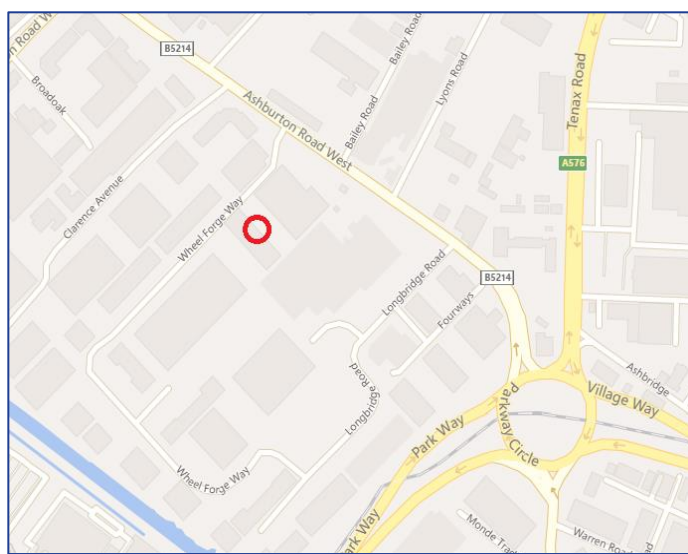
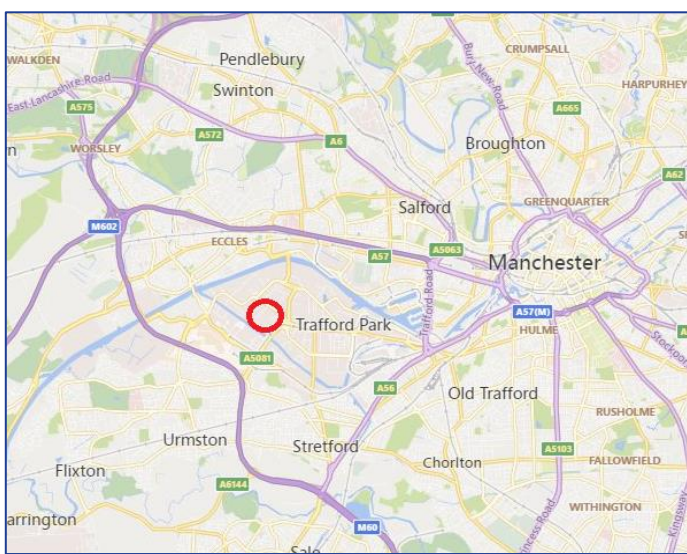
- High profile location
- Dedicated parking / loading area
- Within ½ mile of M60 Motorway



Modern mid-terraced industrial unit

**Unit 17, Wheel Forge Way**  
**Ashburton Road West**  
**Trafford Park**  
**Manchester**  
**M17 1EH**

**dh** **DAVIES HARRISON**  
REAL ESTATE  
**0161 236 9999**  
[www.daviesharrison.com](http://www.daviesharrison.com)



## LOCATION

The property is located on the south-eastern side of Wheel Forge Way, close to its junction with Ashburton Road West (B5214) within the Ashburton Park development of Trafford Park. Junctions 9 and 10 of the M60 and the Trafford Centre are both less than ½ mile distance with Manchester City Centre being approximately 3 miles to the north-west.

Trafford Park is recognised as one of the premier established industrial estates in the North West and lies approximately 10 miles to the north of Manchester Airport. Nearby occupiers include MAN Trucks, Platinum Batteries, Tool Station, Electric Center, Clothes2Order, BTTG High Performance Metal and Dronco.

## DESCRIPTION

The property was constructed approximately 10 years ago and comprises a modern mid-terraced industrial unit of steel portal frame construction beneath a single pitched steel sheet roof. The accommodation is arranged over ground and first floors.

The ground floor comprises open plan warehouse accommodation, reception area, office / workshop area and kitchen / WC facilities. The eaves height to the warehouse ranges from 6.1m to the rear and 7.7m to the front.

High quality office accommodation with a suspended ceiling incorporating Cat II lighting, air conditioning, gas central heating and carpeted floor are found at first floor level.

Externally, there are four car parking spaces together with a yard / loading area.

## SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

## ACCOMMODATION

The premises has the following gross internal area:

	Sq ft	Sq m
Ground Floor	4,750	441.29
First Floor	1,401	130.16
<b>Total</b>	<b>6,151</b>	<b>571.35</b>

## EPC

An Energy Performance Certificate is available upon request.

## RATEABLE VALUE

The premises are described as “Warehouse and Premises” and have a current Rateable Value of £32,000.

## PLANNING

We are advised the permitted use of the property is Classes B1, B2 and/or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

## TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

## RENTAL

Upon application.

## VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

JOHN HARRISON

Director

07767 648094

john@daviesharrison.com

SAM RODGERS

Surveyor

07903 518044

sam@daviesharrison.com

