

# TO LET

**29,015 sq ft (2,695.56 sq m) on a site area of 1.77 acres (0.72 ha)**  
(May subdivide into two units of 15,344 sq ft and 13,671 sq ft)

- To be fully refurbished
- 6.4m to underside of haunch
- Roller shutter door access
- Substantial yard area
- Motorway access within 5 minutes' drive



Self-Contained Modern Distribution Facility

**Units 1-2, Westpoint Enterprise Park**  
Clarence Avenue, off Ashburton Road West,  
Trafford Park, Manchester, M17 1QS



# Units 1-2, Westpoint Enterprise Park, Clarence Avenue, off Ashburton Road West, Trafford Park, Manchester, M17 1QS

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER  
INFORMATION

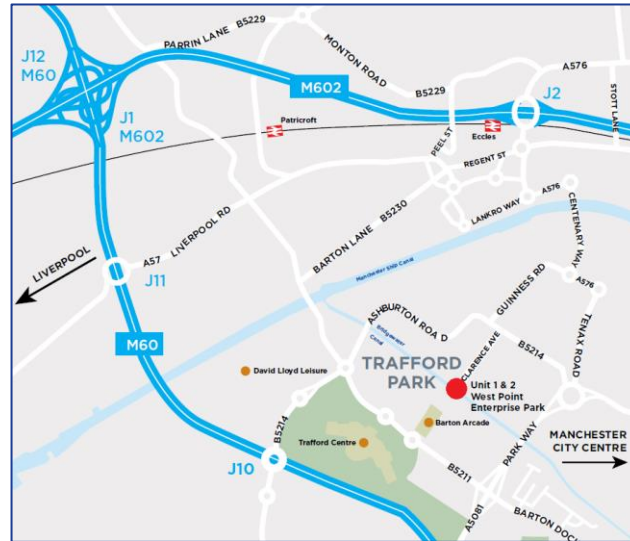
## Location

The property is situated at the end of Clarence Avenue off Ashburton Road West (B5124) within the heart of Trafford Park, Manchester.

Manchester is acknowledged as the capital of the North of England and is the largest English financial centre outside of London.

Trafford Park was the first purpose built Industrial Park in the World with over 9,000,000 square feet of business space and remains one of the largest and most successful Business Parks in Europe. Globally recognised as a centre of excellent, Trafford Park is home to over 1,330 businesses employing over 35,000 people.

Trafford Park comprises approximately 3,000 occupiers including Kellogg's, Proctor & Gamble, Tate & Lyle, GNK, L'Oreal and Amazon. The World Freight Centre is situated in the centre of the Park and provides the location of Manchester's International Freight Terminal Container Base.



Distance	Miles
Manchester International Freight Terminal.	1
Manchester City Centre	4
Manchester Airport	10
Liverpool Airport	30
Leeds	50
Birmingham	87
London	210

Self-Contained Modern Distribution Facility

# Units 1-2, Westpoint Enterprise Park, Clarence Avenue, off Ashburton Road West, Trafford Park, Manchester, M17 1QS

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER  
INFORMATION



Self-Contained Modern Distribution Facility

# Units 1-2, Westpoint Enterprise Park, Clarence Avenue, off Ashburton Road West, Trafford Park, Manchester, M17 1QS

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER  
INFORMATION

## Description

The property comprises a detached self-contained warehouse / office facility of steel frame construction with PVC coated cladding to the elevations and a PVC coated steel clad roof.

The property was originally constructed as two units and both include offices at the front which have been inter-linked on ground and first floor level, with warehouse accommodation to the rear, sub-divided via a breeze block wall.

The combined buildings benefit from substantial yard to the rear and car parking area to the front.

A summary of the specification is provided below:

### Unit 1 and 2 Warehouse

- 6.4m to underside of haunch
- PVC coated steel roof incorporating roof lights
- Concrete floor
- Gas fired heating system
- Fully sprinklered
- Roller shutter door access

### Offices to Units 1 and 2

- Combination of open plan and cellular offices
- Gas fired central heating system
- Air conditioning

### Refurbishment

- **The building will be comprehensively refurbished and can accommodate occupier's requirements.**



Self-Contained Modern Distribution Facility

# Units 1-2, Westpoint Enterprise Park, Clarence Avenue, off Ashburton Road West, Trafford Park, Manchester, M17 1QS

[HOME](#)
[LOCATION](#)
[DESCRIPTION](#)
[ACCOMMODATION](#)
[GALLERY](#)
[FURTHER  
INFORMATION](#)

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, 6<sup>th</sup> Edition and comprises the following gross internal floor areas:-

Unit 1	Sq ft	Sq m
Warehouse	11,558	1,073.76
Ground Floor Offices	1,864	173.17
First Floor Office	1,922	178.56
<b>Total Unit 1</b>	<b>15,344</b>	<b>1,425.49</b>
Unit 2	Sq ft	Sq m
Warehouse	7,232	671.87
Ground Floor Offices	2,347	218.04
First Floor Office	1,381	128.30
Mezzanine	2,711	251.86
<b>Total Unit 2</b>	<b>13,671</b>	<b>1,270.07</b>
<b>Overall Total</b>	<b>29,015</b>	<b>2,695.56</b>
<b>Site Area (approx.)</b>	<b>1.77 acres</b>	<b>0.72 ha</b>



Self-Contained Modern Distribution Facility

# Units 1-2, Westpoint Enterprise Park, Clarence Avenue, off Ashburton Road West, Trafford Park, Manchester, M17 1QS

HOME

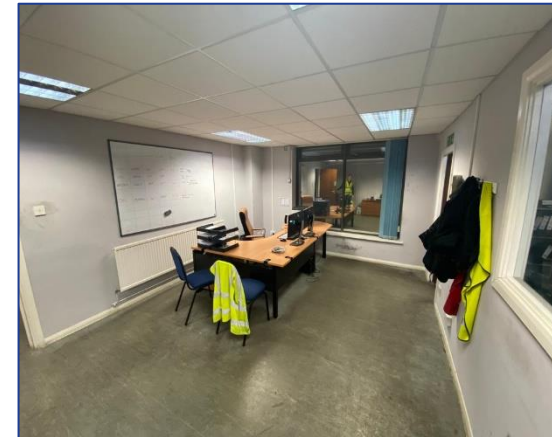
LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER  
INFORMATION



Self-Contained Modern Distribution Facility

# Units 1-2, Westpoint Enterprise Park, Clarence Avenue, off Ashburton Road West, Trafford Park, Manchester, M17 1QS

[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[GALLERY](#)[FURTHER  
INFORMATION](#)

## Services

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

## Energy Performance Certificate

The property has a current Energy Performance Rating of D.

A copy of the Certificate is available on request.

## Rateable Value

The premises are described as “Warehouse and Premises” within the 2023 Rating List and have a Rateable Value of £143,000.

We advise interested parties to make their own enquiries of the Local Rating Department.

## Planning

The property is situated within Trafford Park which is an established industrial estate and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the Trafford Council Planning Department and ensure that their proposed use is acceptable.

## Terms

The property is available by way of a full repairing and insuring lease for a term to be agreed.

## Rental

Upon application.

## VAT

All prices are exclusive of, 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.

## Viewing and All Other Enquiries

For further information, or to arrange a viewing, please contact the marketing agents:

Rick Davies  
07831 658804

[rick@daviesharrison.com](mailto:rick@daviesharrison.com)

Max Seed  
07712 425189

[max@daviesharrison.com](mailto:max@daviesharrison.com)

### IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property.

February 2023

**dh** DAVIES  
HARRISON  
REAL ESTATE

**0161 236 9999**

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