

TO LET

6,151 SQ FT (571.35 SQ M)

- High profile location
- Dedicated parking / loading area
- Within 1 mile of M60 Motorway
- Available for immediate occupation

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REAL ESTATE

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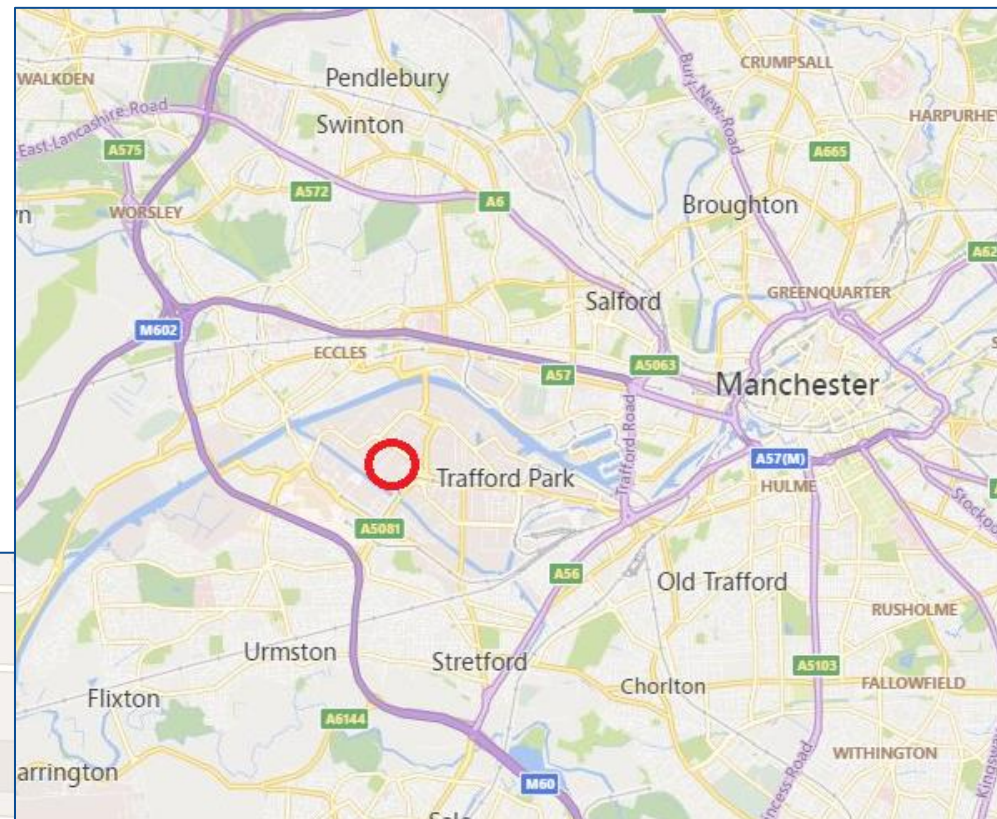
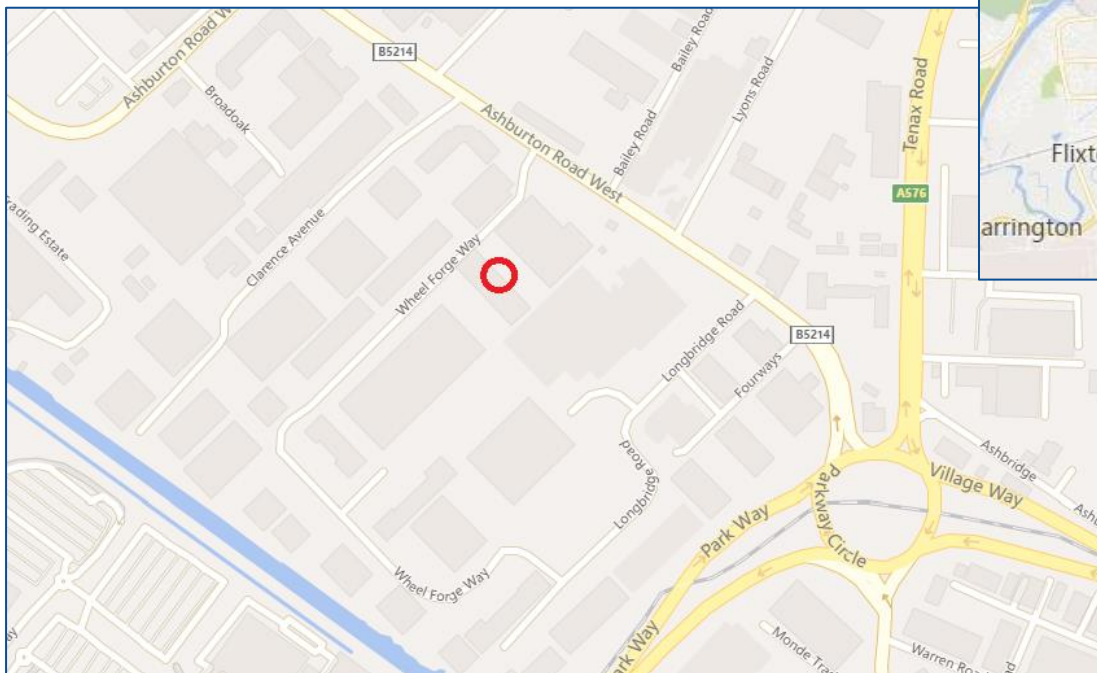
UNIT 17, WHEEL FORGE WAY, ASHBURTON ROAD WEST, TRAFFORD PARK, MANCHESTER, M17 1EH

Modern mid-terraced industrial unit

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.

The property offers excellent transport links with Junction 9 of the M60 Motorway being located 1 mile away via Ashburton Road West and Park Way. Public transport options are available by way of bus stops on Ashburton Road West within 500ft and the Parkway Metrolink Tram stop being within 0.7 miles. Manchester City Centre is approximately 3 miles to the north-west.



Ashburton Road West
Bus Stops
500ft



Parkway
Metrolink Stop
0.7 miles



M60 Motorway
Junction 9
1 mile



Manchester
City Centre
3 miles

DESCRIPTION

The property comprises a modern mid-terraced industrial unit of steel portal frame construction beneath a single pitched steel sheet roof arranged over ground and first floors offering the following specification:

Ground Floor

- Open plan warehouse
- Eaves ranging from 6.1m – 7.7m
- Roller shutter door
- Reception area
- Office / workshop area
- Kitchen / WC facilities

First Floor

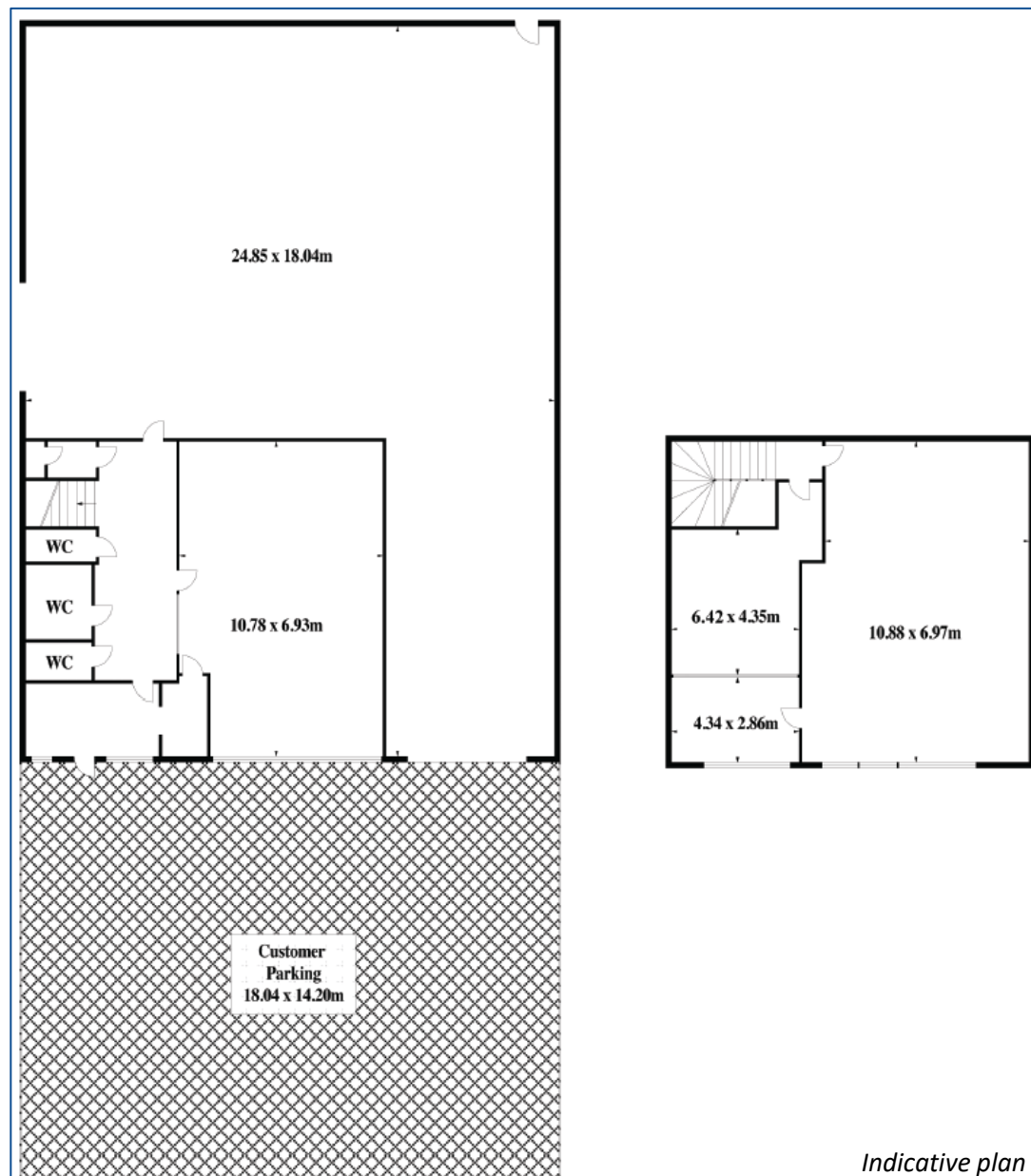
- High quality office accommodation
- Suspended ceiling incorporating Cat II lighting
- Air conditioning
- Gas central heating
- Part carpeted / part laminate floor to offices

External

- 4 no. car parking spaces
- Dedicated yard / loading area

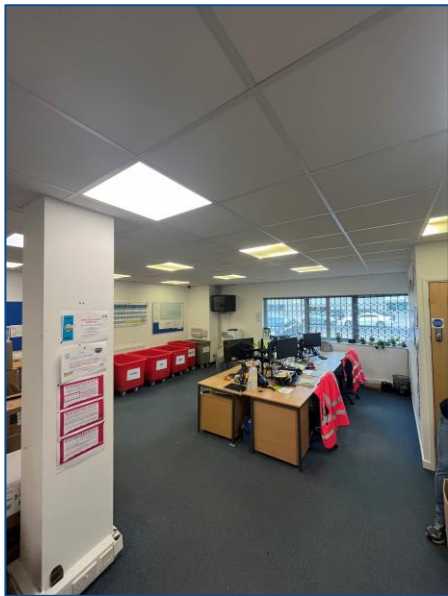
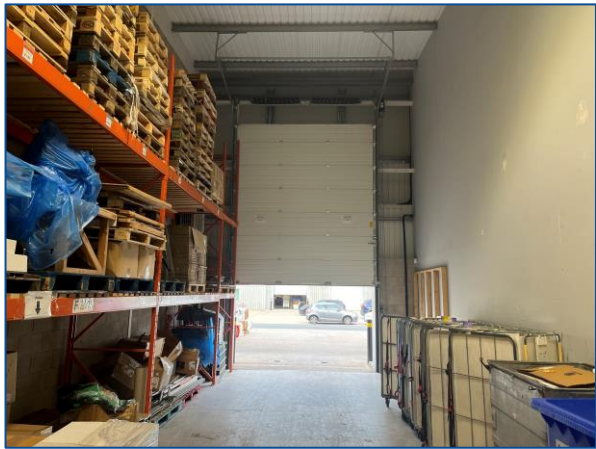
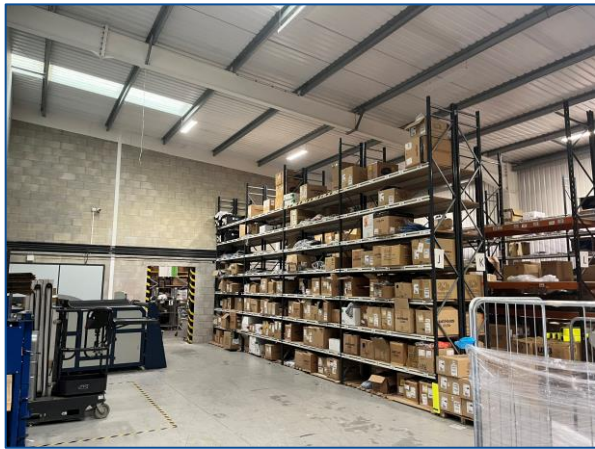
The property provides the following Gross Internal Area:

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



Indicative plan

GALLERY



FURTHER INFORMATION

Services

All mains services are available to the property.

Energy Performance Certificate

The property has an EPC rating of 'D'.

A copy of the Energy Performance Certificate is available on request.

Rateable Value

The property is entered in the 2023 Rating List as "Warehouse and Premises" with a Rateable Value of £40,500.

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

Planning

Interested parties should make their own enquiries of the Trafford Metropolitan Borough Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

Tenure

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

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.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and confirmation of address upon agreement of terms.

Further Information / Viewings

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



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IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are given 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.

October 2025