



Units C1 & C2, Broadoak Business Park, Ashburton Road West, Trafford Park, M17 1RW

Unit C1 – 4,747 sq ft

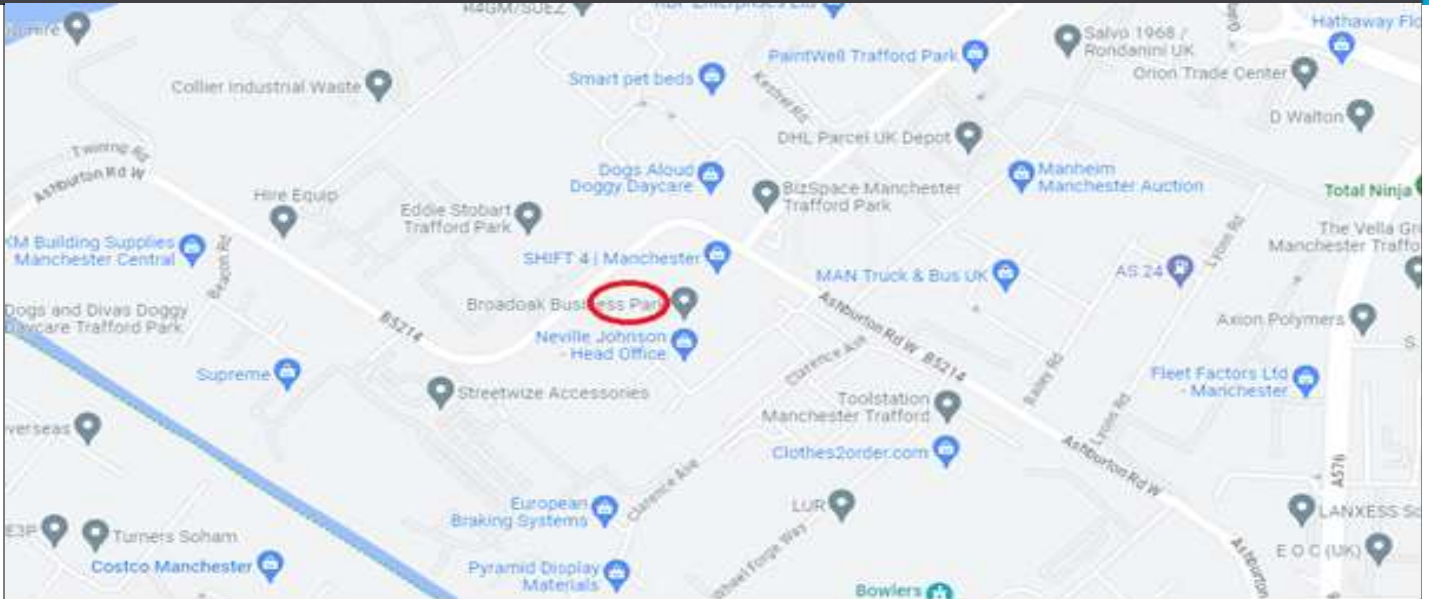
Unit C2 – 3,840 sq ft

Prominent Business / Warehouse Units

- Circa 5metre eaves
- Secure gated yard
- A level access door per unit
- An abundance of car parking
- **RENT ON APPLICATION**



Units C1 & C2, Broadoak Business Park, Ashburton Road West, Trafford Park, M17 1RW



Location

Broadoak Business Park is prominently situated fronting Ashburton Road West in Trafford Park. Junctions 9&10 of the M60 are a short drive from the property, as well as junction 2 of the M602.

The Trafford Centre and Media City are both within a five minute's drive.

Description

The property comprises of two modern business units of steel portal frame construction. There are two storey offices at the front of the property with a full height warehouse at the rear. The specification of the property is as follows:

- Circa 5metre eave
- Access via a full height electric loading door
- Two storey integral offices
- The yard is secured by an electric barrier
- Plenty of car parking

Rental

The property is available on a leasehold basis.

The rent is available on application.

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with agents BC Real Estate or Knight Frank. Please contact:

John Barton john@bcrealestate.co.uk

Sam Royle sam.royle@knightfrank.com

Bradley Norton Bradley.norton@knightfrank.com

