



WESTBROOK PARK TRAFFORD PARK

M17 1AY /// HIGHS.FOSTER.EVENT



Excellent motorway access



Close proximity to Media City
and Manchester City Centre



Refurbished units



On site security & CCTV

TO LET
REFURBISHED INDUSTRIAL/WAREHOUSE UNITS
1,500 TO 8,000 SQ FT



**ST.MODWEN
LOGISTICS**

WESTBROOK PARK IS LOCATED ON WESTBROOK ROAD, OFF TRAFFORD PARK ROAD. THE ESTATE OFFERS EASY ACCESS TO THE CITY CENTRE AND M60 MOTORWAY WHICH LINKS TO THE NATIONAL MOTORWAY NETWORK, AND IS IN CLOSE PROXIMITY TO MEDIA CITY.



 CITIES/TOWNS	
MANCHESTER CITY CENTRE	4 miles
STOCKPORT	11 miles
BOLTON	12 miles
WARRINGTON	18 miles
PRESTON	32 miles

 MOTORWAYS/ROADS	
A57	2 miles
M602 (J2)	2 miles
M60 (J9)	3 miles
M62 (J12)	4 miles
M6	15 miles

 RAIL/METROLINK	
BARTON DOCK ROAD	0.5 miles
VILLAGE METROLINK	0.5 miles
MEDIACITYUK METROLINK	1 miles
TRAFFORD PARK	2 miles

 AIRPORTS	
MANCHESTER	10 miles
LIVERPOOL	30 miles

 Trafford Park is home to more than **1,400 businesses** and is Europe's biggest industrial estate. It covers approximately **1,200 acres** and represents one of the largest concentrations of industrial and warehousing space in the UK.

WESTBROOK PARK
TRAFFORD PARK

← M60/M62

M602

MANCHESTER CITY CENTRE →

WESTBROOK PARK

GXO

Expeditors

CHEP

MediaCityUK

BBC

itv

IMPERIAL WAR MUSEUM

LOWRY

amazon.co.uk

MANCHESTER INTERNATIONAL
FREIGHT TERMINAL

GXO

MANCHESTER OXFORD ROAD →

RAIL SERVICES

← LIVERPOOL LIME STREET



B&Q

SIG

Eddie Stobart
Eddie Stobart Logistics plc

Sainsbury's
Argos

TOOLSTATION

TRAFFORD CENTRE

EVENT CITY

KUEHNE + NAGEL

SCREWFIX

TFS
The Fragrance Shop

GREGGS

XPO Logistics

Soreen

adidas

DHL

KAMMAC

AKW

L'ORÉAL

amazon.co.uk

PLATINUM
INTERNATIONAL

GREGGS

HSBC

Kinaxia
Logistics

THE ESTATE HAS A TOTAL OF **59 UNITS**
RANGING FROM **1,500 TO 8,000 SQ FT**

For current availability please contact the letting agents.



- Fully enclosed estate
- Manned security and CCTV
- Fully refurbished units available
- EV charging points
- LED lighting throughout
- Level access loading to all units
- Internal offices and WC
- Generous external yard areas
- Excellent amenities with access to The Trafford Centre and Media City
- Close proximity to the Metrolink line
- Excellent motorway access

TRAFFORD WHARF ROAD

WESTBROOK ROAD





THIS SUPERBLY LOCATED ESTATE OFFERS **A RANGE OF UNITS,**
WHICH HAVE BEEN REFURBISHED TO **A HIGH STANDARD.**





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For further information, current availability and arrangements to view the properties please contact the joint agents;



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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. December 2023.
RB&Co 0161 833 0555. www.richardbarber.co.uk



HIGH PERFORMANCE SPACE WHERE YOU NEED IT

The Trafford Park Portfolio comprises the largest single ownership of industrial space within Trafford Park; Europe's biggest industrial estate covering over 1,200 acres and being home to more than 1,400 businesses.

Whether you are looking to move to or relocate within Trafford Park, there is a wide range of properties for you to consider within the extensive Trafford Park Portfolio.

Please call for further details and current availability or visit the dedicated website
www.traffordparkportfolio.com

stmodwenlogistics.co.uk



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