

UNIT D1 BROADOAK

Business Park

Ashburton Road West
Trafford Park M17 1RW

TO LET REFURBISHED HYBRID WAREHOUSE UNIT 8,433 SQ FT

High Office Content / Prominently Located
in the Heart of Trafford Park, close to the Metrolink



EV Charging Point



Strategic
Location



29 Dedicated
Parking Spaces



High Quality
Office Space



Secure Gated
Yard to Rear

AVAILABILITY



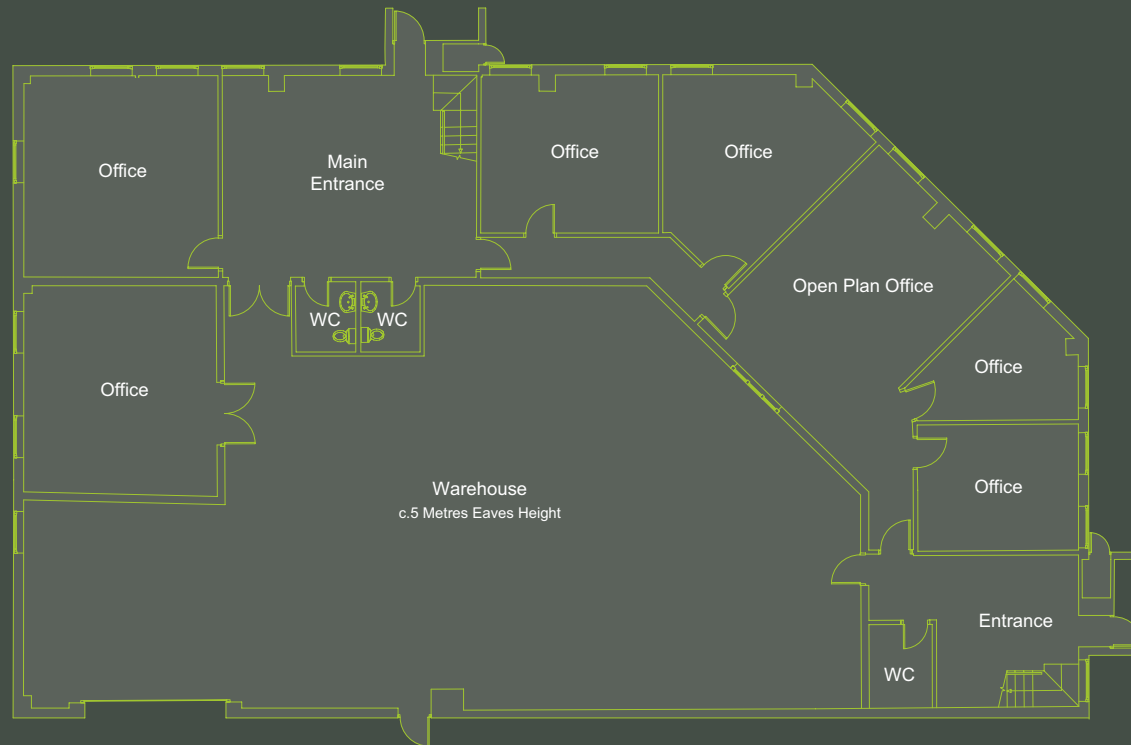
Barrier Controlled
Yard Area

**UNIT D1
BROADOAK**

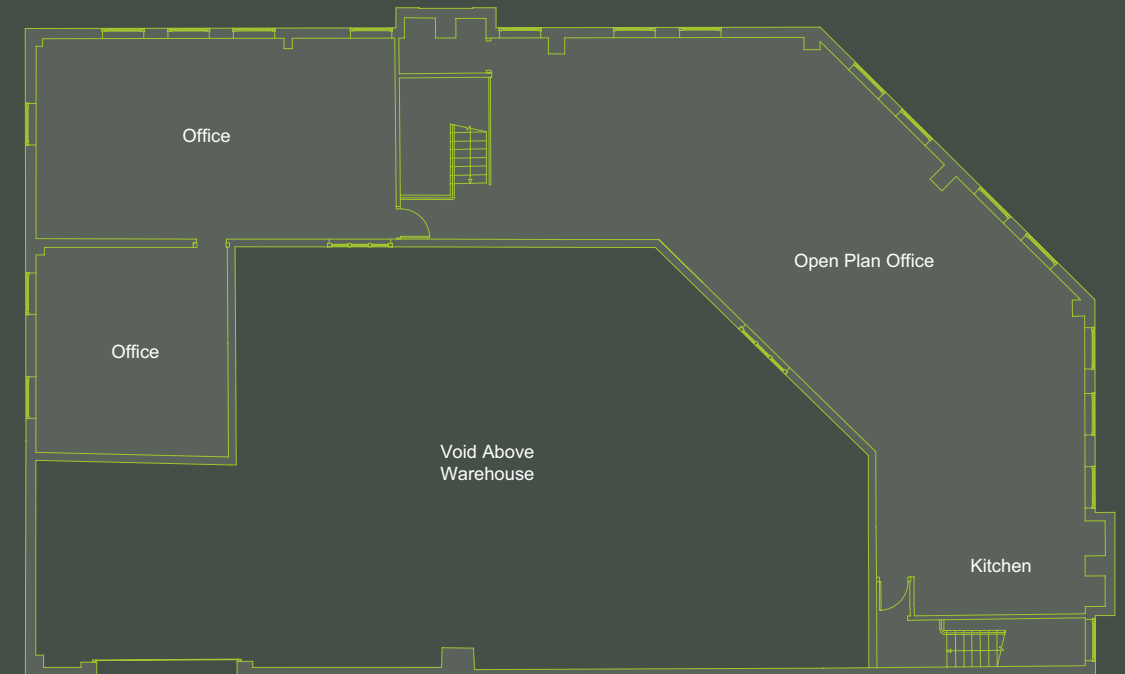
Business
Park

ACCOMMODATION

GROUND FLOOR



FIRST FLOOR



UNIT	FLOOR	SQ FT	SQ M	CAR PARK SPACES
D1	GROUND FLOOR OFFICES	2,986	277.4	29
	FIRST FLOOR OFFICES	2,925	271.7	
	TOTAL OFFICE	5,911	549.1	
	GROUND FLOOR WAREHOUSE	2,522	234.3	
	TOTAL	8,433	783.4	

(The units have been measured on a Gross External Area Basis)



SPECIFICATION



Minimum EPC
Rating Of "B"



High Quality
Office Space



EV Charging
Point



c.5 Metres
Eaves Height



29 Dedicated
Parking Spaces



Strategic
Location



Full Height
Electric Loading Door



LED Lighting
Throughout



Excellent Range Of
Amenity Nearby



THE ESTATE

BROADOAK BUSINESS PARK COMPRISES 14 INDUSTRIAL UNITS SITUATED ON A SELF-CONTAINED AND SECURE SITE

The units are of steel frame construction with brick cladding externally and steel profile roofs and have been fully refurbished.

Offices and parking are arranged to the front of the units to provide an attractive courtyard with secure gated loading / service yards accessed via a separate entrance.

The general specification is a concrete floored warehouse area with two storey offices. Some units have a higher office content than others.

The well presented estate has established landscaping areas and excellent main road prominence.



Close
Metrolink



Landscaped
Estate



BROADOAK

Business
Park

TRAFFORD
CENTRE

JUNCTION 10

M60

M602

UNIT D1

LOCATION



Ashburton Road West (B5214) provides ready access to the motorway network:

M60
(Jct 9 & 10)
approx.

1 mile
South West

M602
(Jct 2)
approx.

1.5 miles
North

M62
(Jct 12)
approx.

3 miles
West

M6
approx.
15 miles
West



CITIES/TOWNS

Manchester City Centre	3 Miles
Stockport	10 Miles
Bolton	11 Miles
Warrington	17 Miles
Preston	31 Miles
Liverpool	31 Miles

RAIL/METROLINK

Trafford Centre	1 Mile
Event City	1.4 Miles
Parkway	1.7 Miles
Eccles	1.8 Miles

AIRPORTS

Manchester	10 Miles
Liverpool John Lennon	30 Miles

FURTHER INFO

TERMS

The unit is available by way of a new lease for a term to be agreed.

RENT

Upon Application.

BUSINESS RATES

Contact the agents for further information.

EPC

EPC available on request.

Viewing and further information available via the joint agents:

Anthony Mellor
anthony@b8re.com
07794 757 939

Will Kenyon
will@b8re.com
07802 869 279

John Barton
john@bcrealestate.co.uk
07501 773 672

Gary Chapman
gary@bcrealestate.co.uk
07887 578 506



Misrepresentation Act 1967 B8 Real Estate, BC Real Estate and LSIM for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Hurst Warne and Hollis Hockley has any authority to make or give representation or warranty whatsoever in relation to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated. June 2025.