



# /NDURENT

## ASHBRIDGE ESTATE

TENAX ROAD,  
TRAFFORD PARK,  
MANCHESTER  
M17 1RP  
///LIFTED.FOCUS.OFFICE

UNIT 3: 7,030 SQ FT (653 SQ M)  
Coming Soon.



Excellent motorway  
access.



Close proximity to  
Manchester City Centre.



Warehousing that Works.

# High performance space for your business.

If you're looking for a high quality and well-positioned warehouse, Unit 3 at Ashbridge Estate, Trafford Park is a strong choice. This new industrial and distribution development is located within Manchester's established industrial area, offering a market-leading specification in a proven location that supports a wide range of operational needs.

## An ideal location for Manchester.

Strategically located within Trafford Park with easy access to the M60 and M602 motorways, the site benefits from excellent transport links with direct connections to the wider national road network and Manchester Airport, making it an ideal choice for logistics, distribution and commercial occupiers.



Yard space.



Roller shutter doors.



Premier industrial location.



Car parking.



Office accommodation.



Warehousing that Works.



# Why choose Trafford Park?



Close proximity to Manchester City Centre.

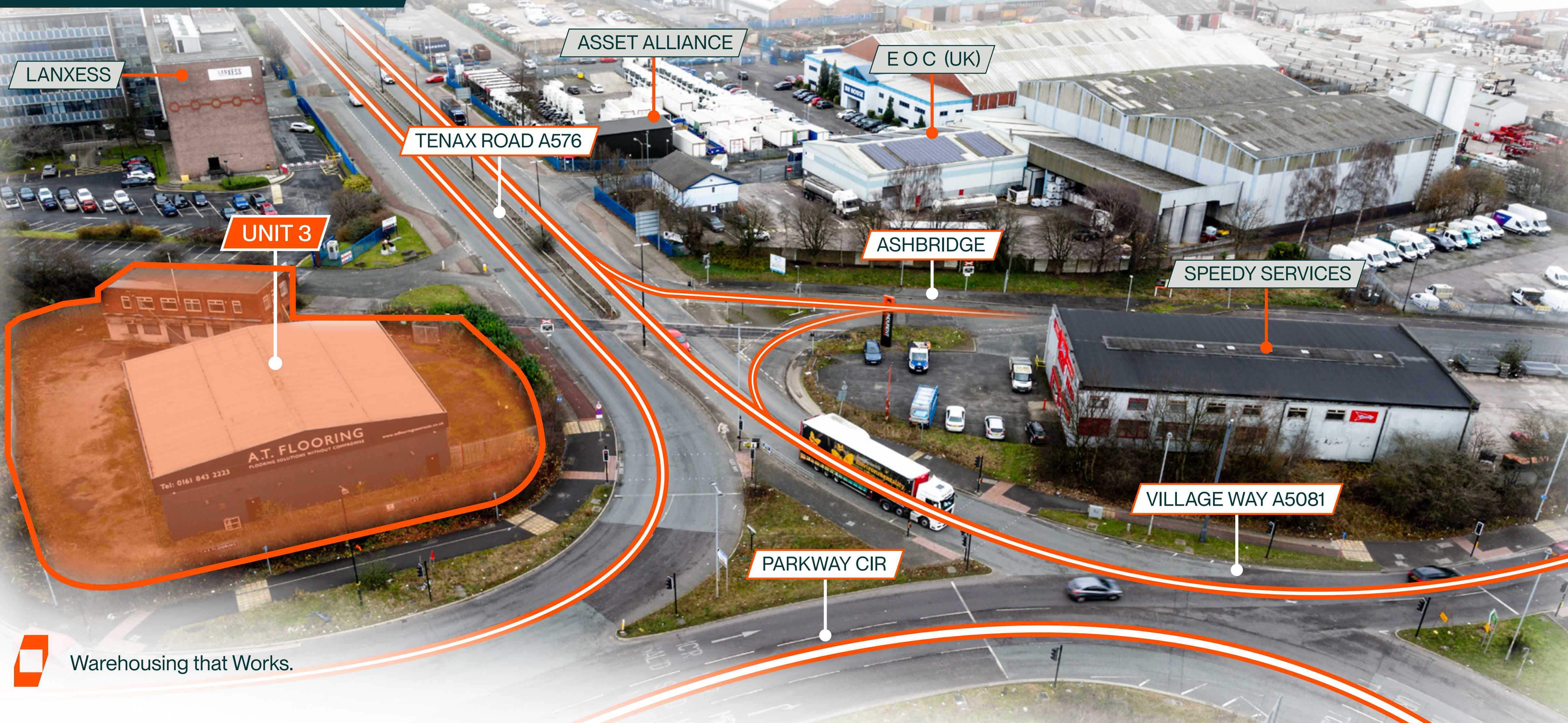


Excellent access to regional and national motorway network.



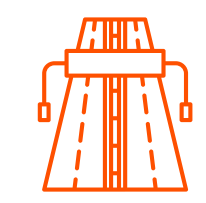
Trafford Park is home to over 1,400 businesses and is Europe's largest industrial estate.

# Aerial plan.



Warehousing that Works.

# You're well-connected.



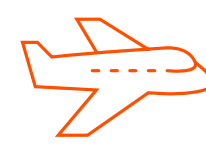
## MAJOR ROADS

|           |          |
|-----------|----------|
| M60 (J9)  | 2 miles  |
| A57       | 3 miles  |
| M602 (J2) | 2 miles  |
| M62 (J12) | 5 miles  |
| M6        | 18 miles |



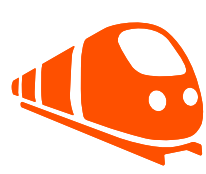
## CITIES/MAJOR TOWNS

|                        |          |
|------------------------|----------|
| Manchester City Centre | 5 miles  |
| Stockport              | 12 miles |
| Bolton                 | 13 miles |
| Warrington             | 18 miles |
| Preston                | 33 miles |



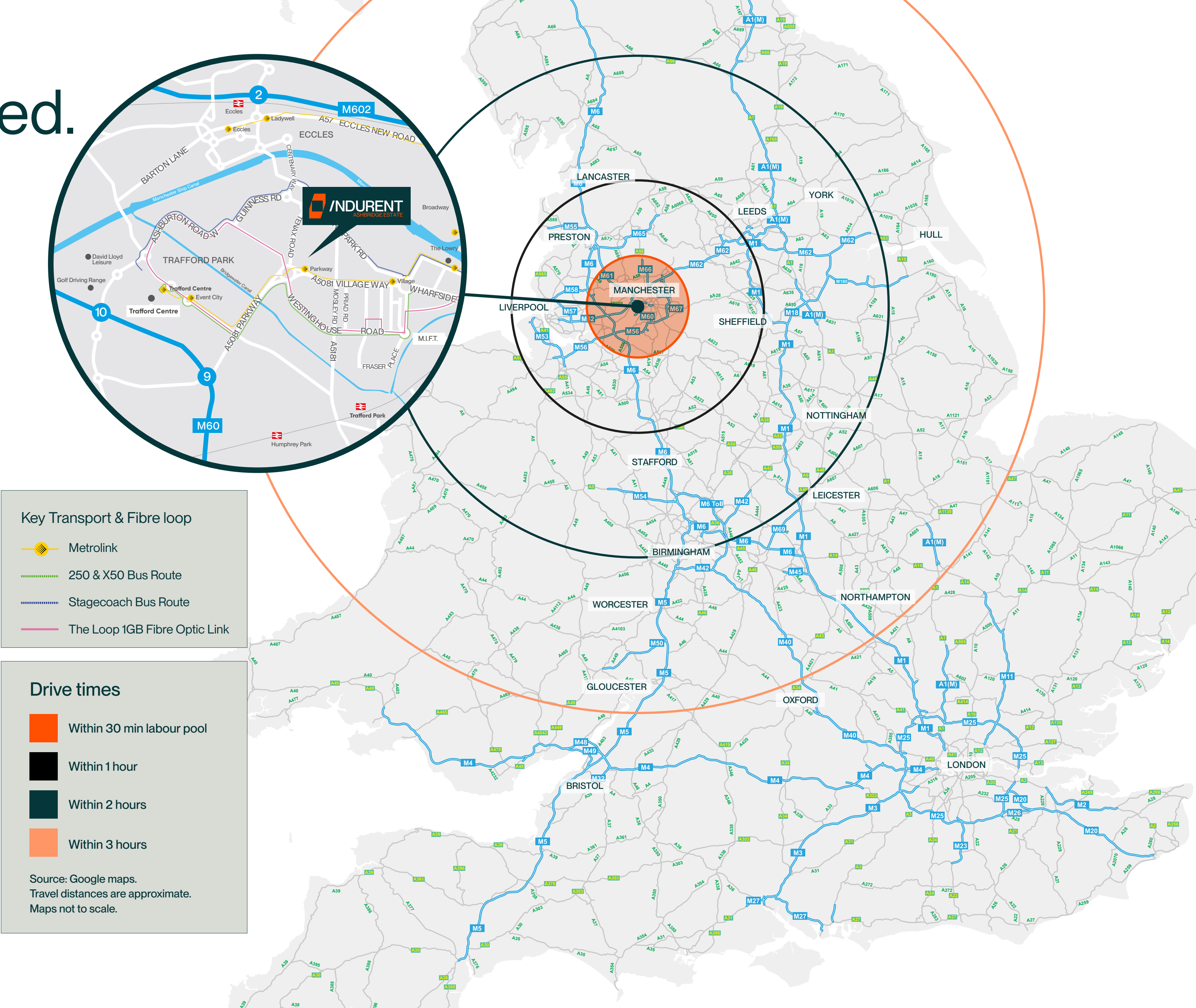
## AIRPORTS

|            |          |
|------------|----------|
| Manchester | 11 miles |
| Liverpool  | 32 miles |



## RAIL/METROLINK

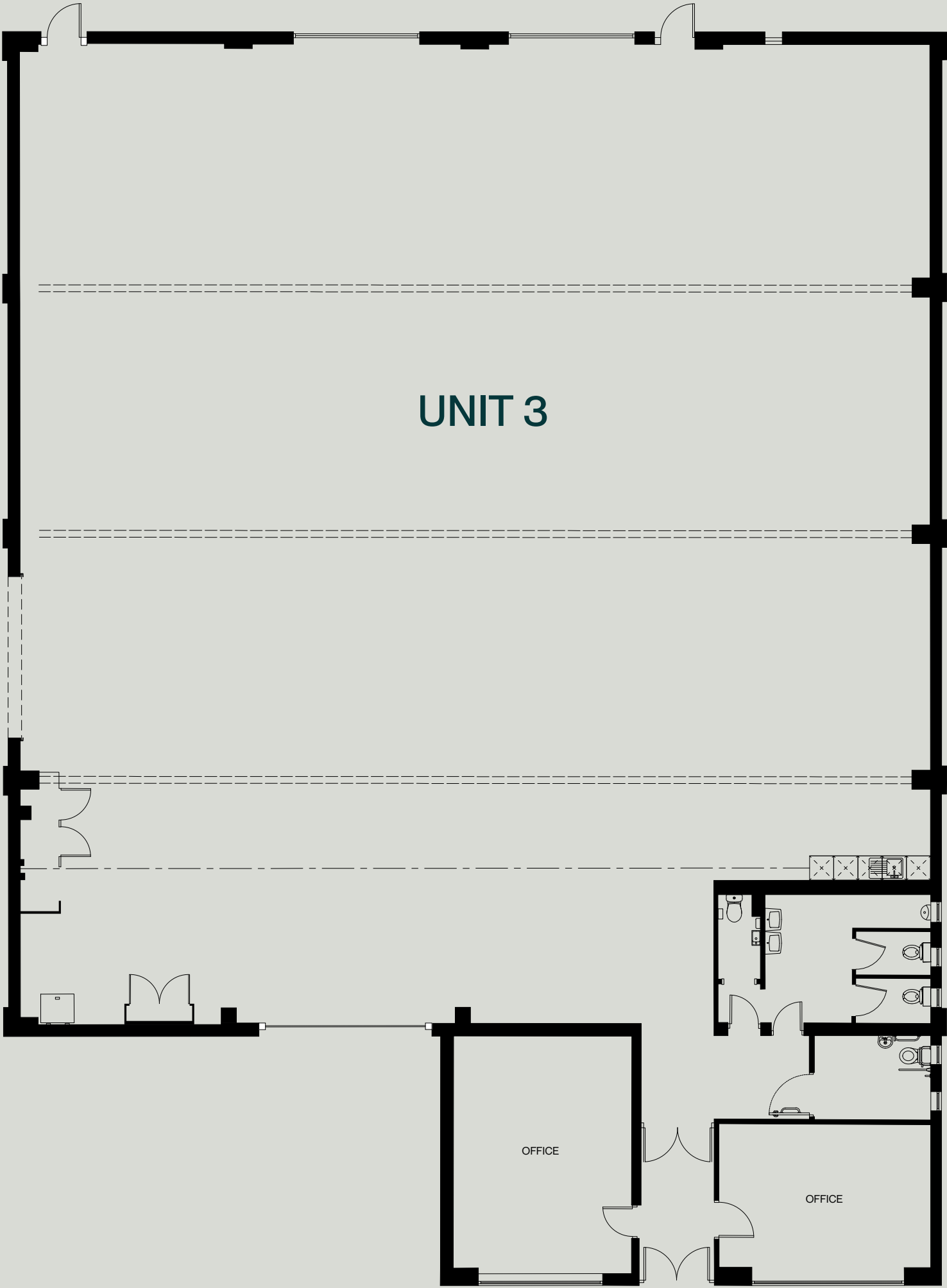
|          |         |
|----------|---------|
| Parkway  | 1 mile  |
| Village  | 2 miles |
| Humphrey | 3 miles |
| Trafford | 3 miles |



Warehousing that Works.

# Unit plan.

| UNIT 3 |                        |
|--------|------------------------|
| TOTAL  | 7,030 SQ FT (653 SQ M) |



Unit plan not to scale.





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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. July 2026. TBDW 07183-20.



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