

Industrial

UNIT 39 | WESTBROOK ESTATE TRAFFORD PARK

Westbrook Road Trafford Park, Manchester, M17 1AY

UNIT 39 | 1,253 SQ FT

Industrial unit with Office

This recently refurbished unit is situated within a well maintained, secure estate. It consists of LED lighting, newly fitted fire panel and a modern, air conditioned office.
This unit is suitable for a variety of uses including light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space.
A prime location for manufacturing, distribution and large scale industrial uses.

Lease Type

New



✔ Unit Summary

- 3 Phase Power
- Office Accommodation
- 24 Hour Access
- Well Maintained Estate
- WC facilities
- Private Yard

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£18,500.00	£14.76
Rates	£4,840.30	£3.86
Maintenance Charge	£1,253.00	£1.00
Insurance	£250.60	£0.20
Total Cost	£24,843.90	£19.83

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

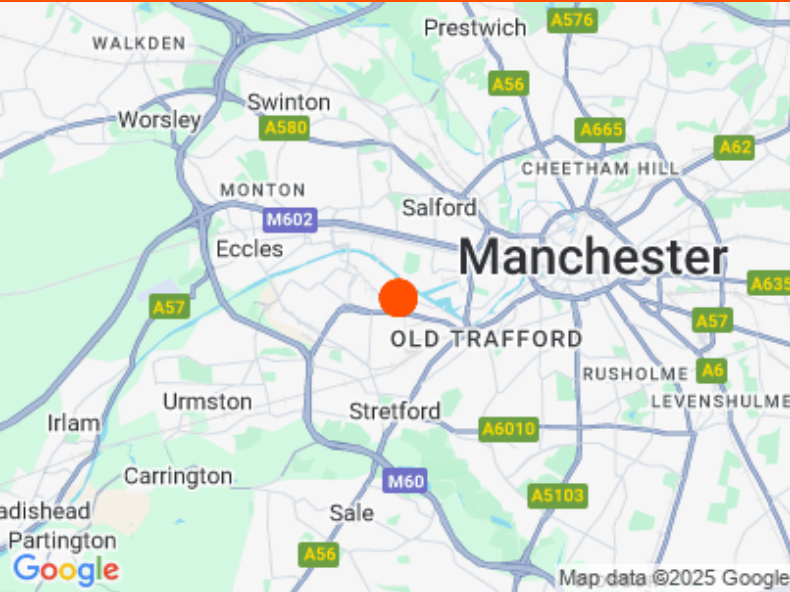
➔ For more info please visit: unit.info/U3P0500136

+44(0) 808 169 7554

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Location

The central position provides excellent access to the motorway, J9 M60 1.5 miles away and the city centre being 5 miles away.



Road
M60: 1 mile



Airport
Manchester: 9 miles



Rail
Trafford Park: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E (113)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

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Key Contact



Natalie Loboda

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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